

LOCAL WATERFRONT REVITALIZATION PROGRAM

HERITAGE AREA MANAGEMENT PROGRAM

HARBOR MANAGEMENT PLAN

For the

Village Of Sackets Harbor

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Environmental Design & Research
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VISION STATEMENT

Hounsfield / Sackets Harbor will be a diverse community with a shared sense of place and balanced, dynamic growth and economic development through preservation, education and management of its unique natural, historic, cultural, agricultural and human resources.

EXECUTIVE SUMMARY

VILLAGE DESCRIPTION

The Village of Sackets Harbor, situated on Black River Bay at the eastern end of Lake Ontario, has a population of 1,400. The Village has a rich history, having served as a base for U.S. military operations beginning with the War of 1812. Though the post War of 1812 military installations have long been deactivated, the Village is left with significant historic properties. The Sackets Harbor Battlefield State Historic Site, located on the west side of the Village, is a significant tourist attraction. Madison Barracks, the abandoned army installation on the northern edge of the Village, offers 100 acres of architecturally and historically significant buildings and grounds, parts of which have been redeveloped. The Village core, located on the “harbor” and centered around the Main Street business district, also features a variety of historically significant commercial and residential buildings. The southwestern portion of the Village is primarily vacant, cleared land, with some agricultural use, and a development of lakeside cottages at the western edge of the area. Except for this western area, known as Bolton’s Beach, the coastline largely consists of limestone bluffs, which provide excellent scenic views of Black River Bay and Lake Ontario. These waterbodies are popular sport fishing and recreational boating destinations. Consequently, the mainstay of the Village’s economy is tourism, as it relates to historic attractions, boating and fishing. Over the past twenty-five years, the Village has experienced a dramatic renaissance driven by the preservation, rehabilitation and re-development of these three historically significant areas and its waterfront resources through the guidance and funding provided by the Local Waterfront Revitalization Program (LWRP) and Heritage Area Management Plan (HAMP).

PLANS – PURPOSE

Local Waterfront Revitalization Program (LWRP)

The purpose of a LWRP is to govern local, state, and federal actions, which affect the entire Village. These actions may be direct undertakings of a government agency, or simply the granting of approval or permits for private development. A LWRP approved by the NYS Department of State (DOS) requires these actions to be consistent with state and local policies set forth in that LWRP. A LWRP is not, however, a substitute for any existing permit authority or an additional permit authority. Rather, it provides a common set of policies upon which permit decisions will be made by all permit authorities at all three levels of government.

In general, this LWRP analyzes opportunities and constraints in the Village, establishes a framework of policies to protect and enhance the Village’s resources, and describes proposals to capitalize on the opportunities of the waterfront within the context of the established policies. The document goes on to list specific methods of implementation and summarizes the consultation and local commitment activities undertaken during the preparation of the LWRP. With DOS approval of the LWRP, the Village is eligible for DOS grants for engineering and design costs for proposed projects and other activities which implement the program.

Heritage Area Management Plan

The New York State Heritage Area program (formerly Urban Cultural Parks) is a statewide system designed to provide for the preservation, interpretative, development and use of urban settings of special significance to the historical and cultural evolution of New York State. Sackets Harbor is one of 18 sites in New York State designated as a Heritage Area. The Village's participation in the Heritage Area program attests to the national, state, and local significance of its historic resources. The theme of the Sackets Harbor Heritage Area is defense, due to the extensive military activity in the Village from the War of 1812 until the Army's abandonment of the Madison Barracks complex at the end of World War II.

The purpose of the HAMP is to guide the local government, private entities and individuals in implementing the goals (management, preservation, economic development, recreation and education) and objectives of the Heritage Area Program in a manner consistent with other Federal, State, and local programs.

Harbor Management Plan

A harbor management plan addresses conflict, congestion, and competition for space in the use of Lake Ontario community's surface waters and potentially it's underwater land. It provides consideration of and guidance and regulation on the managing of boat traffic; general harbor use; optimum location and number of boat support structures, such as docks, piers, moorings, pump out facilities, special anchorage areas; and identification of local and federal navigational channels. It also provides the opportunity to identify various alternatives for optimum use of the waterfront and adjacent water surface, while at the same time analyzing the probable environmental effects of these alternatives.

PLANNING HISTORY AND PROCESS

The Village is currently guided by an LWRP adopted in 1985 and a HAMP adopted in 1983. Recognizing that these plans were becoming outdated and had been largely implemented, the Village, together with the Town of Hounsfield, initiated a community visioning process to provide a basis for creating plans suitable for guiding the Village for the next ten to twenty years. This effort, sponsored by the Sackets Harbor Area Cultural Preservation Foundation, culminated in a Vision Report issued in 2003.

COMPREHENSIVE PLAN

This Plan, as augmented, constitutes the Comprehensive Plan for the Village. The augmentation of this Plan will be in the form of ancillary plans, identified in this plan, that will be developed in the future and duly approved by the Village Board.

SUMMARY***Section 1.0 – Plan Boundaries***

This chapter describes the boundary of the waterfront area to which the LWRP applies. A revision of the State Coastal Area boundary was completed with the approval of the LWRP in order to include the entire Sackets Harbor Village. This is appropriate due to the direct correlation between Village resources (historic, natural, scenic, etc.) and the economy of the Village.

Section 2.0 – Inventory and Analysis

An inventory and analysis of the Village's existing resources is contained in this section. Included is information about water resources, scenic resources, fish and wildlife, vegetation, topography, flooding and erosion, historic resources, public and semi-public facilities, commercial and industrial facilities, Village infrastructure, land use, and important economic activities. The analysis identifies major opportunities and constraints.

Section 3.0 – Coastal Management Policies

The third section lists the 13 State Coastal Policies and explains those that are relevant to Sackets Harbor. In some cases, the state policy is refined by including one or more local policies which help tailor the state policy to the local situation. The policies must be adhered to by all local, state and federal agencies undertaking an action in the Village.

Section 4.0 – Proposed Land and Water Uses and Proposed Projects

Proposed land and water uses are described in this chapter. Specific public and private project proposals are described in detail, with financial and grant application data.

Section 5.0 – Techniques for Local Implementation

Program implementation is covered in the fifth chapter under four headings: Local Laws and Regulations, Other Public and Private Actions, Village Management Structure, and Funding Resources.

Section 6.0 – State and Federal Actions and Program Likely To Affect Implementation of the LWRP

This section lists federal and state agencies whose actions or programs would be subject to consistency with the LWRP's policies and purposes. A second list notes those agencies whose actions and programs are necessary for implementation of the LWRP.

Section 7.0 – Consultation With Other Affected Agencies

Because of the potential impact of the LWRP on other agencies and organization, the completed draft LWRP and the accompanying Draft Environmental Impact Statement (DEIS) were sent to the affected government agencies and other interested parties for their review and comment. The DOS was responsible for coordinating these reviews. Also, the draft document was revised locally in a public hearing. Based on the comments

received, the final LWRP and final EIS were prepared. All the people who commented on the draft LWRP and DEIS received a copy of the final EIS.

Section 8.0 – Local Commitment

Section 8.0 briefly summarizes activities undertaken to develop local support for and commitment to the LWRP during its preparation. This support is evidenced by volunteered time, local meetings to review the program, adoption of a local consistency law, and finally, adoption of the entire LWRP.

1.0 Plan Boundaries

The Village of Sackets Harbor, New York is located on the eastern shoreline of Lake Ontario, approximately 7 miles southwest of the City of Watertown (Figure I-01). The Village sits within the boundaries of the Town of Hounsfield, Jefferson County. It is approximately 2.3 square miles in size and is home to about 1,400 people.

The State of New York Coastal Management Program (CMP) established a state coastal boundary in accordance with the requirements of the Coastal Zone Management Act of 1972, as amended. The CMP's delineated coastal area boundary along the Lake Ontario shoreline generally follows well-defined natural or man-made features such as roads or ridgelines and is used to focus LWRP planning activity on those lands most frequently associated with the coastal waters and their use and impact on the coastal environment.

In 1986, the Village of Sackets Harbor, in preparation for their LWRP, proposed the revision of the coastal area (landward) boundary in order to include a contiguous portion of the Village Historic District, as listed on the National Register of Historic Places. This inclusion was recommended and approved by the State of New York in the original LWRP to allow the Village to comprehensively address the historic resources, issues, and activities relevant to the waterfront. Until now, the state's CMP boundary for Sackets Harbor has included most, but not the entire jurisdiction of the Village. The area excluded is essentially the lands lying between Adams Road and Dodge Avenue. The Village believes the exclusion of this land ignores significant and recognizable cultural features within the Village that affect nearby coastal areas. Therefore, this update to the Sackets Harbor LWRP will amend the CMP boundary.

Section 3 of the New York State CMP Program¹ establishes that the boundary of a local waterfront revitalization area should include all land the use of which may have a significant impact upon coastal waters with respect to any one of the following criteria:

- The area has direct contact with the coastal waters.
- The area utilizes coastal waters, either directly or indirectly.
- The area's natural features such as tree cover, hillsides, steep slopes, ridgelines and wetlands either effect or are affected by the coastal waters.
- The area has demonstrated a relationship to the coastal waters. The relationship may be recreational, cultural, historic, or business.
- The area has a direct visual relationship with the coastal waters and the waterfront.

Consistent with the criteria, except for direct contact with the Lake Ontario shoreline, the Village of Sackets Harbor recognizes the significant relationship that the lands lying between Adams Road and Dodge Avenue have in protection of views and open space surrounding the Village's historic core. Furthermore, the policies

¹ New York State Coastal Management program, August 1982

and purposes of the CMP and the Sackets Harbor LWRP, the Village is amending the state coastal area boundary to follow the Village corporate boundary, thus including the entire jurisdiction of the Village.

1.1 Landward Boundary

The landward boundary begins at the southwestern intersection of the Village of Sackets Harbor/Town of Hounsfield corporate border and the mean high water line of Lake Ontario (Henderson Bay); thence easterly along the Village of Sackets Harbor/Town of Hounsfield corporate border and continuing northerly along the corporate border to Mill Creek; thence westerly along Mill Creek to the mean high water line of Lake Ontario (Black River Bay).

1.2 Waterside Boundary

The waterside boundary begins at the southwestern intersection of the Village of Sackets Harbor/Town of Hounsfield line and the mean high water line of Lake Ontario (Henderson Bay); thence northerly then easterly along the mean high water line, including Horse Island and its causeway, to the intersection of the Village of Sackets Harbor/Town of Hounsfield line at Mill Creek.

1.3 Heritage Area Management Plan (Hamp) Boundary

Until now, the boundary of the Heritage Area (formerly the Urban Cultural Park) included three designated theme areas inside the Village boundaries; 1) the historic Village core, 2) the historic battlefield site, and 3) the Madison Barracks. The LWRP/HAMP recommends that the HAMP boundary expand to match the LWRP boundary. A HAMP boundary coterminous with the LWRP boundary (following the Village boundary) simply creates less confusion and more logical continuity. The areas in the Village previously excluded from the HAMP are culturally and historically significant themselves (i.e., military heritage sites, agricultural fields, open space, natural resources, etc.) and their association with the original theme areas (especially the buffer provided by undeveloped lands) is important to include the planning for the Village.

1.4 Harbor Management Plan (Hmp) Boundary

New York State Law² authorizes the Village of Sackets Harbor to exercise jurisdiction over the use of waters to a distance of 1,500 linear feet from the low water mark on the shore. The Sackets Harbor Management Plan (HMP), the section of the LWRP which concerns the Village's control of water use within its jurisdiction, is integrated into the Sackets Harbor LWRP and shares the same Lake Ontario shoreline boundaries as the LWRP area boundary. The Sackets Harbor HMP's western boundary extends westward to include all surface waters on the Lake Ontario within 1,500 feet of the shoreline³.

² NYS Executive Law, Sects. 915,922; and Navigation Law Sects. 46, 46-a, 130.17, 33-c.10, 45-b, and 130.11.

³ In all instances the harbor management area extends to the low water mark on the shore.

The small amount of recreational water use at Sackets Harbor at this point in time does not warrant the Village to exercise its authority to manage and regulate these uses in the harbor management area. As recreational water uses and facilities increase over time, however, the Village will consider their management and regulation within the harbor management area defined above.

Figure __, "Waterfront Revitalization Area Boundary Map," depicts both the LWRP/HAMP boundary and the Harbor Management Area boundary.

NOTE: *With regard to the maps in this LWRP document showing the original and proposed revision of the coastal area boundary, the proposed revision has been approved by the Secretary of State and therefore depicts the present coastal area boundary for the Village of Sackets Harbor.

2.0 Inventory And Analysis

This section discusses the resources of Sackets Harbor under three categories – **Historic and Archaeological Resources, Natural Resources** and **Socio/Economic Environment**.

2.1 Historic And Archeological Resources

2.1.1 History of Sackets Harbor

Following the American Revolution, unbounded hope spurred economic expansion and development. Enterprising individuals established villages and towns by the score to serve as new centers of trade and manufacture.

In 1801, New York City lawyer Augustus Sacket purchased a large tract near Lake Ontario where he discovered an ideal situation for a great port of trade. The site was less than 30 miles from Canada and one of the largest natural harbors on the lake. He soon returned with a corps of workmen to begin construction of a new community.

One of the most profitable industries for Sackets Harbor's early settlers was the manufacture of the pearl ash and potash from felled timber, worth as much as \$320 per ton on the Canadian market. But Great Britain's increasing "search and seizure" of American merchant ships ultimately led to the Embargo Act of 1808, outlawing trade with Britain and its possessions. Widespread smuggling ensued. The armed brig *Oneida* and a company of marines were sent to Sackets Harbor in 1809 to enforce the embargo. War with Great Britain was officially declared in June 1812. A month later the First Battle of Sackets Harbor occurred. Five Canadian Provincial Marine warships threatened the Village, but were routed by the *Oneida* and by gun batteries on shore.

With its strategic position, abundant resources, and superb natural harbor, Sackets Harbor became the center of military and naval operations for the war's northern theater. Following the first battle, the tiny lake port developed into an extensive military complex, ringed by a fortification network manned by thousands of troops. As America's single largest shipbuilding effort of the time, hundreds of workmen and sailors constructed and manned the largest American fleet of the war.

In May of 1813, British and Canadian forces landed and marched on the Village. This Second Battle of Sackets Harbor ended in an American victory, but much of the Village's military and naval stores were destroyed. Fortifications were strengthened even further as a result of the battle.

Following the War's negotiated end in 1815, Sackets Harbor for a time was the North Country's most celebrated and prosperous Village. The veterans who remained to settle here and the establishment of a U.S. Army post at Madison Barracks in 1815 contributed to a post-war boom that transformed the crude barracks

town of tents and log shanties into a Village of considerable elegance, with dignified Federal and Greek Revival style buildings of wood, brick, and native stone.

Sackets Harbor continued to prosper throughout the early 1800s as a center of trade and commercial shipbuilding. The Patriot's War of 1837-1840 briefly revived the Village's strategic military role, and led to the strengthening of the Naval Station at Navy Point.

The Rome-Watertown & Ogdensburg Railroad swiftly eclipsed Sackets Harbor's importance as a shipping point in the 1850s. In the 1870s a branch of this line, combined with the Black River lumber trade and the region's prosperous agricultural economy to bring new life to Sackets Harbor. At the same time the eastern Lake Ontario and Thousand Islands regions began developing as popular seasonal resorts, bringing many summer visitors to its scenic shores.

By the twentieth century, there was no longer a need for a military stronghold on the Canadian border. The military operations at Madison Barracks closed in 1945 and its support facilities and railway connections in the Village were abandoned. The naval operations at Navy Point closed in 1958. By the late 1960s, Sackets Harbor's main street was a virtual ghost town from the decline of activity and population loss. New York State's acquisition of Old Battlefield Park as a state historic site can be credited with helping reverse the downward trend of the Village's economy.

An ensuing rebirth was also sparked, like Sackets Harbor's first boom, by the vision and courage of civic and business leaders and fueled by the expansion of nearby Fort Drum. Recognizing that Sackets Harbor's principal assets were its magnificent harbor and wealth of historic buildings, community leaders founded a historical society, established three historic districts – Battlefield, Village core and Madison Barracks, that were also recognized as three Districts on the National Register of Historic Places, and sought designation under the state's Urban Cultural Park (now Heritage Area), Local Waterfront Revitalization, and Certified Local Government programs.

These preservation-planning efforts precipitated a dramatic renaissance. Among the early successes was the Historical Society's rehabilitation of the 1836 Sackets Harbor Bank building, which had deteriorated into a roofless shell. After several years of effort, renovations were completed in 1993, and the distinguished limestone building now houses a museum gallery, offices, and – once again – a commercial bank. It stands as an excellent example of how historic preservation can spur economic and cultural growth.

Other notable public projects undertaken with state assistance include:

- **Augustus Sacket House Rehabilitation.** One of the Village's most significant buildings, both for its history and its architectural rarity in the region, is the Federal style house built by Augustus Sacket in

1802. The Sacket House served as officers' quarters and a makeshift hospital during the War of 1812 and subsequently as a private residence and a medical clinic. After extensive renovation, it opened in 1995 as the Sackets Harbor Heritage Area Visitor Center.

- **Village Dock and Market Square Park Rehabilitation.** The LWRP and the Main Street Beautification Program funded improvements over the last twenty-five years that include the re-construction the Village dock and boat launch, public restrooms, a showcase bandstand, benches, lighting and landscaping.
- **Pickering-Beach Museum Rehabilitation.** The rehabilitation of the c.1817 home of a ship-builder Augustus Pickering was completed in 1998 with funding from a NYSOPRHP Heritage Area grant. The home now serves as the Village Museum.
- **Union Hotel Rehabilitation.** The 1817 structure was rehabilitated by the Seaway Trail, in partnership with NYSOPRHP, with funding by the federal TEA-21 program. The work was completed in 2000 and the building serves as the Seaway Trail Discovery Center. Part of its permanent exhibit was funded through the LWRP.
- **Mill Creek Bridge Rehabilitation.** This early nineteenth-century stone bridge, site of a visit by President Monroe, was painstakingly rebuilt by the New York State Department of Transportation after a partial collapse in 2003.
- **Samuel F. Hooker House Rehabilitation.** This 1808 house was rehabilitated by the Sackets Harbor Historical Society for use as an arts center with funding from a NYSOPRHP Heritage Area grant.
- **Stone Hospital Rehabilitation.** This building, constructed in 1839, was the first permanent U.S. Army hospital. Under the direction of the Sackets Harbor Foundation this building is being stabilized and rehabilitated for anticipated use as a Military Heritage Center.
- **Fort Pike Improvements.** Fort Pike contains the only remaining fortifications from the War of 1812. Recently transferred to Village ownership, this site is being cleaned up and improved with interpretive signage and visitor amenities.

[INSERT BEFORE & AFTER PHOTOS]

Private investors have also recognized the economic potential of Sackets Harbor's waterfront and architectural legacy. Virtually every commercial building on Main Street has been rehabilitated over the past twenty-five years. The former USO hall is now a comedy club, a derelict factory is a hotel, and the old railroad passenger

station is a brewpub. Other buildings have been appropriately renovated as restaurants, bed & breakfasts, as well as antique and specialty shops. In addition to the Village dock and boat launch at Market Square Park, private marinas have been constructed at Navy Point and the old freight station. Residents have also made significant efforts to appropriately renovate their private homes to preserve their architectural integrity. And recently, the United Presbyterian Church and Christ Episcopal Church have made commendable efforts to preserve these historic structures through extensive rehabilitative maintenance projects.

Coinciding with the rehabilitation of the Main Street business district and private residences and institutions, Madison Barracks has also experienced dramatic re-development. Once abandoned and derelict, Madison Barracks has been rehabilitated by private developers for residential and commercial use, drawing a large military clientele from Fort Drum. In addition, a marina was also constructed. With the exception of the Mess Hall, Headquarters, Theatre and Barracks buildings, all of the historic structures at Madison Barracks have been or are in the process of being rehabilitated by private investment.

2.1.2 Historic Sites and Districts

2.1.2.1 Sackets Harbor Battlefield Historic Site

The Sackets Harbor Battlefield Historic Site is located at the end of Main and Washington Streets. Managed by the NYS OPRHP, the State Historic Site has six historic structures, which serve as reminders of the early defense of Northern New York. The 1913 "Centennial Park" portion of the historic site was recognized as early as 1866 as a special plot of land to be set aside to honor all the military personnel who had fought and died in the War of 1812. In 1878 the land was called the "Old Battle Ground" and was used for patriotic meetings, political rallies, church picnics, and other events.

Today, the Sackets Harbor Battlefield State Historic Site is interpreted by the public through exhibits, outdoor signs, guided and self-guided tours, and a restored 1850's Navy Yard and Commandant's House. During the summer months, guides dressed in clothing styles of 1813, portray camp life of the common soldier and laundress. Throughout the year, classes and groups are welcome. Special guided tours, programs and demonstrations of 1813 camp life highlight the people, events, and campaigns associated with the Sackets Harbor Battlefield Site. Off-site educational services are available as well. In 2006, the State expanded the Battlefield by purchasing 40 acres from the Local Development Corporation.

2.1.2.2 Sackets Harbor Village Historic District

The Sackets Harbor Village Historic District encompasses 710 acres and 143 buildings at the core of the village. This district was added to the National Register of Historic Places in 1983. As the region's largest settlement in the early 19th century, the Village core served as a staging area for commercial and naval shipbuilders, a quarters for military personnel, and a trading post for steamboats. As such, its area of significance is associated with commercial, military, and architectural themes. A large percentage of the buildings in the district exhibit a Greek Revival influence, in addition to several outstanding Federal style structures. The predominance of these

two styles reflects Sackets Harbor's greatest period of growth prior to the railroad era of the 1850's and 1860's. However, architectural styles from other periods, including Italianate, Queen Anne, Colonial Revival, and Bungalow, are also interlaced among numerous vernacular structures. On Main Street commercial Federal and Italianate structures are punctuated with a railroad terminal complex and the Sackets Harbor Bank Building, a limestone structure exhibiting both Federal and Greek Revival elements. Also within the district is Navy Point, a peninsula sheltering the harbor from wind and waves. Now occupied by a marina, the point was once the United States' most important shipbuilding and naval base on Lake Ontario.

2.1.2.3 Madison Barracks Historic District

The Madison Barracks Historic District encompasses approximately 100 acres in the northwestern corner of the village. This district was added to the National Register of Historic Places in 1974. Madison Barracks was an active U.S. Army post following the War of 1812 through World War II. The history of Madison Barracks is documented in its physical structures. Three major building periods are evident – 1816-1819, 1892-1896, and the 1920's – with several secondary periods of building activity. All major buildings face one of the two centrally located green spaces, the parade grounds and the polo field. Mature trees encircle the expansive lawns. The entire site is under multiple corporate ownerships. Owners have restored several of the buildings in the past several years for adaptive reuse, such as apartments, restaurants, overnight accommodations, and retail stores. The rest are vacant and in various states of repair.

See Table of Historic Resources at _____

2.1.2.4 Additional Historic Resources

Additional historic resources in the Village, outside of the National Register Districts, include:

- **War of 1812 battleground** – A large portion of the actual battlefield still lies outside of the State Historic Site.
- **Horse Island** – Horse Island is closely related to the significance of the Battlefield State Historic. Here, British soldiers landed in 1813, crossed a breakwater to the mainland, and marched on the Village, only to be repelled by the Americans. The island contains a lighthouse constructed in the mid-19th century. The island is currently privately owned.
- **Military Cemetery** - The (Old) Military Cemetery was moved from Madison Barracks to its present location in 1909 and is still in active use. It is here that the remains of Brigadier General Zebulon M. Pike, discoverer of Pike's Peak, and Frederick Leonard along with other War of 1812 casualties are thought to lie.

- **Lakeside Cemetery** - The Lakeside Cemetery is as old as the Village itself. Visitors are drawn to the site by an ornamental gate and surrounding iron fence. Augustus Sacket and his wife Minerva Camp Sacket are buried here along with other Village founders. Lakeside also holds the graves of Augustus Ford & William Vaughan - 1812 Sailing Masters, Samuel Guthrie - inventor of chloroform and John Oates - killed while taking down the unfinished ship-of-the-line, the *New Orleans*.
- **Mill Creek Bridge** - This early nineteenth-century stone bridge on the Military Road near Madison Barracks is significant for its construction and because it was once visited by President Monroe.
- **Numerous private residences.**

2.1.2.5 Analysis of Historic Resources

Battlefield State Historic Site The preservation and presentation of the military heritage embodied by the Battlefield should be a primary goal of this plan. The Village should partner with the State in all possible ways to expand and enhance the Historic Site. The ongoing series of Village projects funded by the National Park Service Battlefield Protection Program is an excellent example of the value of this partnership. The upcoming War of 1812 Bicentennial and the rehabilitation of the oil pier present two other opportunities for the Village and State to partner.

Village Core There are two types of issues affecting the continued re-development of the commercial Main Street area. The first type are those inherent in the growth of any historic commercial district: parking, encroachment into the residential district, appropriateness of new construction and materials, and new uses. These issues can be largely addressed through zoning. The second type of issues result from the challenges of sustaining a viable commercial district in a small village in the North Country, i.e. attracting and developing businesses that can survive given the small local customer base and seasonal limitations. This can be accomplished through activities that are consistent with the character of Sackets Harbor and support each other. The Village should explore innovative ways to improve the business climate and foster sustainable growth with a goal of developing a retail/cultural/entertainment destination. This effort will be supported by the growing identity of Sackets Harbor as an antiques/specialty shop center, as well as its fine restaurants. Efforts should continue to develop Sackets Harbor as a cultural center based upon its historical resources and budding arts movement. Further development of its recreation resources would also support this effort.

Madison Barracks is critically important to the historic integrity and economic viability of the Village. Unfortunately, development and restoration of the site have been stalled in recent years due to financing problems. The architecturally significant buildings have continued to deteriorate to the point where restoration of some of them may not be economically feasible. Redevelopment of the site should be strongly encouraged; and when a developer and a plan are settled upon, permit procedures should be expedited.

Redevelopment of the Barracks, however, must be sensitive to the architectural and historic significance of the buildings, and the potential archaeological resources of Fort Pike.

Madison Barracks faces the same issues as the Main Street area and the historic village core, but it also faces the consequences of on-going subdivision of parcels, which increase the number of owners and complicate the handling of these issues. The Village should review the current PDD with the owners and ensure that it is adequately detailed, documented and consistent with this Plan. The Village should also take all steps possible to ensure that the owners take immediate measures to weatherize the existing vacant buildings to prevent further deterioration, and do on-going maintenance of all buildings as needed.

2.1.3 Archeological Resources

Because of Sackets Harbor's historic past, archaeological resources assume great significance in Sackets Harbor. Since existing documentation on early and mid-nineteenth century land uses and buildings in the Village is scarce and sometimes conflicting, archaeological evidence can contribute significantly to the knowledge of Sackets Harbor's history. Of course, a significant amount of archaeological resources within the Village's waterfront is presumed to date to the War of 1812 period. Although numerous artifacts have been unearthed during past archaeological investigations, they are undoubtedly a small portion of what remains buried at the various sites of early fortifications that had surrounded the Village by the end of the war. Few Indian artifacts have been found despite the presence of either Oneida Iroquois or Onondaga Iroquois Indians in the area eventually delineated as Jefferson County.

In cooperation with local landowners and the Town of Hounsfield, the Village is currently coordinating the survey and documentation of the War of 1812 Sackets Harbor battleground. The battleground properties include Horse Island, the Bolton Farm, and the former oil facility owned by the Local Development Corporation (LDC). The work will include historical research, archaeological investigations, cultural resource and landscape inventories, GPS/GIS mapping, and an update of the battlefield's National Register of Historic Places documentation.

2.1.3.1 Analysis of Archeological Resources

It is likely a greater majority of archeological remains in the Village would focus on the domestic and commercial history of the community. The Village may wish to consider requiring archaeology testing prior to any ground disturbance in the Village for new construction (public and private).

2.2 Natural Resources

2.2.1 Geology and Soils

The underlying bedrock formation in the Village of Sackets Harbor is composed of Ordovician sedimentary rock. The area of the Village was covered several times by continental glaciers during the Wisconsin Glaciation

(approximately 10,000 years ago). The ground rock, called glacier till, from the glaciers is one of the parent materials of many present-day soils in the Village. Bedrock depths vary throughout the Village; but in some areas bedrock is only 10-20 inches below the surface and some rock outcrops exist.

The Soil Survey of Jefferson County, New York (1989) describes the soils found across the County and utilizes soil associations to give general descriptions of soil depth, slope and drainage. A soil association is a landscape that has a distinctive proportional pattern of soils, generally consisting of one or more major soils and at least one minor soil. The associations can be helpful in attaining a general idea of soil quality and use suitability. Constraints to development are also provided in the Soil Survey.

In general, the soils in the Village are clayey or loamy at moderately to very shallow depths. Clay soils are found in the northern waterfront area and on Horse Island. There are large areas of prime and statewide significant agricultural soils located within or adjacent to the Village core. Some of these areas have been developed for uses other than agriculture. All three of the areas presently in agriculture production have areas of private agricultural soils. A mixture of silt loams, sandy loams and rock outcroppings is found in the Bolton's Beach area and southward.

Table 2 summarizes the soil associations found in the Village of Sackets Harbor. Figure ___ identifies the soil locations within the Village.

[INSERT TABLE]

2.2.2 Topography

The Village of Sackets Harbor is set in the physiographic area labeled the Eastern Ontario Hills, which is part of the larger Erie-Ontario Lowland region. This area includes an area of low hills composed of glacier drift. U.S. Geological Service topographic information indicates the elevation of the Village varies from 246 feet (MSL) at the lake shoreline to 305 feet (MSL) at the highest point in the northeast part of the Village in the location of the Military Cemetery. Topographic relief in the waterfront area is slight except at the land's edge where some shore elevations drop off sharply from 15 to 40 feet above the lake level. Limestone bluffs are found along parts of the shore adjacent to Madison Barracks, General Smith Drive and along the northwest section of the State Battlefield Historic Site. The western edge of Mill Creek, the three streambeds in the southwest area of the Village, and low-lying areas around the harbor/core area are other notable topographic variations in the Village.

Erosion is not a significant problem in Sackets Harbor, due to the relatively flat terrain in the Village. However, there has been some limestone cliff failures along the State Historic Site property and adjacent Village property. A surprising number of areas have collapsed in recorded history – the most recent in the 1980's when a portion

fell and took with it a section of the 1930s stone wall located on the historic site. A more recent collapse, although smaller, occurred in the past two years near the site's "Stable".

2.2.3 Water Resources

Lake Ontario is the most significant aquatic resource associated with the Village (see Figure ____). The Lake Ontario related water bodies that surround the Village are as follows:

2.2.3.1 Black River Bay

The Black River empties into Black River Bay four miles northeast of Sackets Harbor. Although once used for commercial shipping of petroleum to a storage and distribution facility in the Village, the bay is presently used for boating, fishing, hunting and trapping. Black River Bay provides excellent habitat for diverse species of fish and waterfowl. The New York State Department of Environmental Conservation (NYSDEC) has rated the bay's water quality as Class "C" (suitable for fishing), which is believed appropriate. The Village disposes the effluent from its sewage treatment plant into the bay. The channel through Black River Bay to Sackets Harbor is marked for navigation. A beacon on Horse Island is maintained by the U.S. Coast Guard as a navigational aid to boats entering the bay.

2.2.3.2 Sackets Harbor

Sackets Harbor – hereinafter referred to as "the harbor" - is located in the Village core. It is one of the finest deepwater ports-of-call on the New York State side of Lake Ontario and is approximately a day's sail from anchorage at Oswego, Kingston (Ontario), and the St. Lawrence River. Providing excellent refuge from storms, the harbor is intensively used for public, commercial, and private mooring and dockage. Although two commercial marinas exist in the harbor, demand for these facilities is increasing as the area's excellent fishery continues to grow. Ice fishing is a popular winter activity in and near the harbor. The harbor's water quality is labeled Class "C" by NYSDEC.

2.2.3.3 Henderson Bay

Although it extends well beyond the southwest side of the Village of Sackets Harbor, Henderson Bay's local shoreline is known as Bolton's Beach. The beach is used for swimming and private dockage. The Village's water supply is obtained from the bay. The NYS Department of Environmental Conservation (DEC) has rated Henderson Bay's water as Class "A" (suitable for drinking). Except for commercial bullhead and perch fishing, other commercial uses of Henderson Bay in the vicinity of Sackets Harbor are nonexistent, due to the shallow water depth and exposure to westerly winds. The bay is primarily used for recreational boating and fishing. Waterfowl can also be found on Henderson Bay, especially during migration along the Atlantic flyway.

2.2.3.4 Mill Creek

Mill Creek forms a section of the eastern boundary of the village. This winding creek is a significant natural resource with tremendous recreational potential. Trails adjacent to this creek would provide the village and town a significant recreational resource.

2.2.4 Wetlands and Floodplains

Wetlands in the Village provide important wildlife habitats, opportunities for recreation, and valuable open space. There are four federally regulated wetlands in the Village (see Figure II-7). To date, there is no development on these wetlands. No NYSDEC designed wetlands are mapped in the Village. All development and construction near the federally designated wetlands should be done in a manner to protect and preserve these wetlands. Concern also should focus on the surrounding land use and potential future activities that may take place near the wetlands. One effective way to protect wetlands is to preserve an undisturbed vegetative upland buffer around the wetland perimeter.

The combined effect of low relief, loamy clayey soils, and a seasonally high water table (during heavy rains or snow melts) poses surface water drainage problems for development in some areas. One poorly drained area of particular concern is the southwest portion of the waterfront, where municipal sewage treatment is unavailable. The high water table limits most on-site sewage disposal systems, as well. Aside from this low-lying area, the Village is relatively unaffected by shoreline flooding, due to its elevation. Inland flooding occasionally occurs along Mill Creek due to storms or rapid snow melt, but it is short term in nature.

2.2.5 Wildlife

The variety and relative abundance of waterfowl and fish populations as well as other wildlife in the Henderson Bay/Black River Bay complex, in the vicinity of Sackets Harbor, makes the bay complex an important and unique natural resource to the Village. There are no wildlife species that only inhabit the Village. The Village has the same diversity of animals, plants, birds, and fish as do other Villages and towns in the region. Residents in the Village report the presence of white tailed deer, red fox, gray squirrel, raccoon, woodchuck, skunk, rabbits, and opossum. The wetland areas support a different mix of plants and animals than do the uplands. The wetlands are a favorite stop over for migratory birds.

A variety of waterfowl can be found in the Henderson Bay/Black River Bay complex either during migration along the Atlantic flyway or as resident species. Included are Mallard, Black Duck, Green-wing and Blue-wing Teal, Common Merganser, Canada Goose, Gadwall and Double-crested Cormorant. Many of these species nest or feed on Horse Island, which serves as a natural wildlife habitat located a few hundred feet west of the Village's shoreline.

According to the NYSDEC Breeding Bird Atlas, the following state listed bird species are located within the Village:

SPECIES	STATUS
Common Loon	Protected-Special Concern
Horned Lark	Protected-Special Concern
Pied-billed Grebe	Threatened
Northern Harrier	Threatened
Upland Sandpiper	Threatened
Grasshopper Sparrow	Protected-Special Concern
American Bittern	Protected-Special Concern
Common Tern	Threatened
Sharp-Shinned Hawk	Protected-Special Concern
Cooper's Hawk	Protected-Special Concern

It should also be noted that there are areas immediately adjacent to the Village that are considered important bird areas/as defined by the Audubon Society. These areas include Little Galloo Island, located 5 ½ miles west of Henderson Harbor; Point Peninsula that extends into Chaumont Bay in Lake Ontario's northwest corner just south of where the St. Lawrence River enters; and the eastern Lake Ontario barrier borders, located roughly from Salmon River to the Black River and east (inland) to Route 3.

According to the Fish and Wildlife Services under the United States Department of the Interior, there is potential for the Federally-and-State-listed endangered Indiana bat (*Myotis sodalis*) to occur within the Village, which is approximately 2.8 miles from known roosts and 9.4 miles from known hibernacula in Jefferson County. See a copy of the fact sheet in Appendix ___ for further information.

Except for the potential for Indiana bat and occasional transient individuals, no other Federally-listed or proposed endangered or threatened species are known to exist in the Village. In addition, no habitat in the project area is currently designated or proposed "critical habitat" in accordance with provisions of the Endangered Species Act (ESA) (87 Stat. 884, as amended; 16 U.S.C. 1531 et. seq.).

The fishery in Henderson Bay and Black River Bay includes good to excellent populations of Lake Trout, Chinook Salmon, Coho Salmon, Rainbow Trout (Steelhead), Brown Trout, Northern Pike, Smallmouth Bass, Yellow Perch, Brown Bullhead, White Perch, Pumpkinseed and Rock Bass.

The NYS Department of State, in cooperation with the NYS Department of Environmental Conservation, has identified through detailed mapping and analysis, coastal fish and wildlife habitats of statewide significance. Through this analysis, the presence of threatened and endangered species is also documented. Preliminarily, there do not appear to be any significant habitats or threatened or endangered species within the Sackets Harbor waterfront area.

2.2.6 Hazardous Waste Sites

According to the NYSDEC's list of inactive hazardous waste disposal sites in New York, there are no hazardous waste sites within the Village of Sackets Harbor. Within the last ten years, the former "oil property" along Ambrose Street was considered a hazardous work site. This site is now being cleaned up through the efforts of the Local Development Corporation (LDC).

2.2.6.1 Analysis of Natural Resources Constraints

- New shoreline uses should be assessed for any potential impact on the water quality. Water quality and sewage outfall should be monitored carefully, since any changes are likely to affect the wildlife habitats and recreational enjoyment of the bay.
- Deepwater vessels can get direct access to the Village shoreline in Black River Bay at the abandoned oil tanker pier. Although it is doubtful that oil tankers will return to the area due to the decline of commercial oil shipping, the pier could be rehabilitated to accommodate commercial tourist type vessels.

2.3 Socio/Economic Environment

2.3.1 *Demographics*

According to the 2000 Census, the Village of Sackets Harbor has a total of 1,386 residents. This number represents a 10-year increase of 73 (5.56%) people and a reverse of the population decline of ____ people experienced between 1980 and 1990 in the community. (See Appendix ____ - Demographic Profile for an overview of the various population statistics for the Village).

2.3.1.1 Age and Race

The median age in the Village is 34 years which is two years older than the Jefferson County average and slightly under the state average of 35.9 years. In the adult population, the greatest numbers are between 25 and 34 years of age. There are 60 senior adults over the age of 75 years (4.3% of the population). In terms of race, Sackets Harbor is largely white (95%) with the remaining population primarily African American, Native American, Hispanic and Asian.

2.3.1.2 Education

Educational attainment is comparatively high for individuals over the age of 24. Approximately 38 percent of Village residents have attained bachelor or graduate level degrees. For all of Jefferson County the average is 35 percent (1990).

Education achievement appears to translate to higher family incomes. The 2000 median household income estimate was reported at \$42,629, well above the Jefferson County average of \$34,006 and the New York State average of \$32,965.

2.3.1.3 Housing

The median housing value in Sackets Harbor was \$75,200 in 2000, a __% increase from the 1990 value. For the same period, the median value in Jefferson County was \$67,060, a __% increase from the 1990 value. In 2000, of the 791 housing units in the Village, 286 were occupied by owners, 367 were by renters, and 138 were vacant units. There are approximately 97 (12.3%) seasonal/recreational housing units in the Village.

2.3.2 **Land Use and Zoning**

2.3.2.1 Existing Land Use

The Village occupies approximately 1,467 acres of land. This land is devoted to various types of land uses and public rights-of-way. Approximately 70 acres or 5 percent of this total acreage in the Village is devoted to public roads and their rights-of-way.

Table __ illustrates the approximate distribution of land uses in the following general categories: residential, commercial (including manufacturing, retail, and office), open space (including institutional, park, and cemetery lands), and water. Residential uses are the most predominant land uses within the Village as would be expected for a mature community. There are no existing industrial facilities in the village.

Table 2-1. Land Use

Land Use	Total Acreage	Percentage
Residential		
Commercial		
Open Space		
Water		
Total		100 %

Agricultural land use has long been an integral and valued part of the Village history. At one time, large areas of the Village were in agricultural production. Today, however, agricultural production in the Village is limited to one working farm. Abandoned farmland fields are now rapidly succumbing to successional vegetation. Historically, agriculture created distinct landscape patterns that included open cultivated fields, hedgerows, wood lots and farmstead clusters of residence, barns and out-buildings. This landscape contributed to the character of the community and provided a strong landscape edge separating the settlement areas of the Village from the surrounding rural landscape.

Presently, there are three large areas of contiguous land in agricultural production within the Village. The Bolton Farm just west of the Village center is an active dairy farm, while the other two areas along Adams Road and East Main Street are being cultivated for field crops. Smaller areas scattered along these two roads are being used for pasture lands and some of the vacant farm land shows evidence of occasional mowing.

2.3.2.2 Zoning

The Village regulates its land use through an existing zoning ordinance and zoning map. The current zoning districts subdivision regulations and are illustrated on Figure _____. Components of the zoning ordinance include site plan review.

A summary of the purpose and intent of each district follows:

- **Single Family Residential (SRF)**

The purpose of this district is to provide for single family residential development of a moderate density, and to protect the character and integrity of existing single family neighborhoods.

- **General Residential (GR)**

The main purpose of this district is to provide for a greater mix of residential development of moderate density.

- **Business (B)**

The purpose of this district is the promotion of centralized and orderly commercial development, which will concur with the scale, character and style of the existing business district, while remaining in harmony with adjacent historic residential and institutional land uses.

- **Commercial (C)**

The purpose of this district is to provide opportunity for limited industrial enterprises, along with a more liberal mix of residential and limited commercial uses.

- **Historic Preservation Overlay District**

The purpose of this district is 1) to preserve resources that represent or reflect elements of the Village's cultural, social, economic, political and architectural history, 2) increase the educational and recreational appeal of the Village to residents and visitors through the promotion of its historic district and landmarks, and thereby advance the local economy, and 3) stabilize and increase property value by fostering civic pride in the beauty and accomplishments of the past.

- Waterfront Overlay District (WOD)

The purpose of the WOD is to delineate an area conterminous with the Sackets Harbor Local Waterfront Revitalization Program (LWRP) Coastal Area whereby new development and redevelopment will be reviewed for compatibility with the policies and purposes of the LWRP. As an overlay district, the WOD does not replace the existing land use districts and their provisions, but rather, represents an additional level of review, superimposed on the provisions of the existing or underlying districts, that specifically relates to the policies and purposes of the LWRP.

- Planned Development District (PDD)

The purpose of the PDD is to allow a variety of compatible uses such as residential, commercial and recreational development so the demands for housing may be met by greater variety in type, design and siting of dwellings, and by the conservation and more efficient use of land. To accommodate such development, the PDD allows greater freedom and imagination in design than is usually possible, while adhering to the Village's planning policies and development objectives.

Table 2-2. Zoning District Acreage

Zoning District	Acreage
Single Family Residential (SRF)	979.00 AC
General Residential (GR)	137.75 AC
General Residential 2 (GR2)	229.00 AC
Business (B)	17.25 AC
Planned Development District (PDD)	104.25 AC

2.3.2.2.1 Land Use and Zoning Analysis

There has recently been a significant price escalation for residential real estate in the Village, especially for properties near Lake Ontario and in the Village core. As a result of this price escalation, there are concerns that access to affordable housing may become increasingly more difficult. Rental housing and affordable housing should be encouraged in the Village, providing its scale, design, and materials are similar to the historic Village characteristics.

Vacant and undeveloped land in the Village is susceptible to development pressure. Given its vast grounds, its attractive shoreline location, and the historic/architectural significance of the buildings, Madison Barracks has the potential to be the most significant, valuable piece of property in the entire Village. Any development plans must address the 100-acre site in its entirety (rather than piecemeal), and should be sensitive to the property's scenic and historic qualities. Consideration of public access to the waterfront via a trail system should also be considered for the undeveloped sections of Madison Barracks.

Because of its size and location, the Augsburg Oil Property presents unique opportunities and challenges for the Village. Development of this land should be carefully planned in accordance with this Plan and with maximum public participation. Visioning and design charrettes should be used to create appropriate development concepts.

The agricultural landscape in the Village is changing. The areas that are no longer in active production are reverting to woodlands through successional growth. Where vacant agricultural lands meet Village streets, new residential and commercial uses are replacing the once productive fields. Typically, development pressure and the potential financial gain of such development accelerates the transition of agricultural lands. The transition of productive and/or vacant agricultural land to residential or commercial use will result in the loss of valuable agricultural soils and views.

The Village of Sackets Harbor has a conventional zoning system that controls land use and density. The current zoning does not address the physical form beyond basic height and setback limits for individual buildings. Based on recent pressure for expanded development within the Village, the existing coding system does not adequately control how the Village will grow. An updated code system is needed to make future development in the Village more viable, appropriate and predictable. The new code should foster sustainable growth consistent with the Village's historic development patterns, uses and aesthetics.

2.3.3 Water Uses and Access

2.3.3.1 Water Uses

The Village and the region offer residents and tourists a variety of water-related activities. Lake Ontario is an asset that is an invaluable recreational resource for the community. Recognizing this potential, the Village has sought to protect and improve access to the lake. The Lake Ontario waterfront is primarily used for boating and fishing. There also are a growing number of canoe/kayakers who launch at Market Square Park. By far the widest use of the waterfront enhanced use is passive enjoyment including sitting and looking at the water, wildlife watching, and taking in the expansive scenic vista. Picnicking and community events such as the annual Fourth of July celebration and summer afternoon concert series are also very popular.

2.3.3.2 Water Access

There are only five developed direct access points to the waterfront in Sackets Harbor. The only public access point is located at Market Square Park which has seven boater pedestals and two boat launches. The other four access points are located on private land and are available only to tenants and patrons of the property. The existing methods of access to these areas and noted access constraints are summarized in the following text.

- **Market Square Park.** Market Square Park is Sackets Harbor's only public gateway access point to and from Lake Ontario. The Park contains the Heritage Area Visitor Center a bandstand, pathways, seating, picnic areas, a restroom, two boat launches, and designated parking for boat trailers.
- **Navy Point Marina.** Navy Point is a privately-owned property (commercial building, several outbuildings and parking) with direct waterfront access. It has vehicle access to the waterfront land that houses the marina facilities. As the property is privately-owned, current access to the buildings and to the waterfront is legally restricted to their visitors and customers. Access by vehicle is by local roads. Pedestrian access is via the entrance drive off of Hill Street.
- **Ambrose Street Water Facility.** The Ambrose Street Water Facility is located on public land located at the west end of Ambrose Street (adjacent to Henderson Bay). Because of Village ownership, limited public landside access is allowed to this part of the waterfront and is at the user's own risk. It can be dangerous to enter the water in this location because of Lake Ontario's rough seas. There is currently no waterside access point in this area.
- **Chapin Alley and Robinson's Hill.** Chapin Alley and Robinson Hill are located on the harbor. These two spaces provide limited, informal public access to the waterfront, with no real improvements or parking. Basic improvements and landscaping would substantially enhance public use.

Analysis

In the privately owned sections of waterfront, including Mill Creek, there are few water dependent uses due to the physical constraints and natural conditions of the shoreline areas. Water-dependent uses are limited to fishing off the shoreline rocks and informal launching of kayaks and canoes. At Bolton's Beach, private landowners have installed seasonal boat launches on the beach for personal access to the water. At the State Battlefield Site, Market Square Park and Madison Barracks water-enhanced recreation already occurs in the form of strolling, bench sitting, kite flying, and picnicking. Waterfront access must be preserved and enhanced. The Village should aggressively pursue developing public access at Madison Barracks, Boulton's Beach and Brown Shores. Facilities to improve access should be developed at Robinson's Hill, Chapin Alley and the Ambrose Street facility. Off-site parking for boat-trailers should be developed for the Market Square Park boat launches. In an effort to make optimum use of the waterfront, to make it more accessible and to stimulate economic development, the Village should encourage further development of water-dependent and water-enhanced uses for the waterfront.

2.3.4 Scenic Resources

2.3.4.1 Important Views and Vistas

The wealth of historic structures in the Village core and Madison Barracks, the focus of activity in the harbor, the general waterside setting, and the agricultural landscape have endowed Sackets Harbor with a unique visual character closely tied to its 19th century roots.

In Sackets Harbor, visual characteristics should be addressed both from the water and the shore points of view. An inventory of views has been conducted to identify highly valued views and sensitize the community to the importance of these natural resources as a major influence on community character.

By boat, three significant vistas can be identified. The first is the strategic location of the Battlefield State Historic Site atop rock cliffs, with its formal maple trees and stone monument. The low-lying harbor area flanked by rocky bluffs is the second view. Historic landmarks form an interesting background for the harbor. Towards the east, the third vista consists of the building masses of Madison Barracks above the bluffs of Black River Bay. The stone observation tower and the water tower are navigational landmarks.

For the viewer on shore, the finest, most sweeping views of Lake Ontario and Black River Bay are from the Battlefield State Historic Site and Madison Barracks. Views from the Battlefield's trails to existing open space and agricultural fields also contributes immeasurably to the Village's character. From Navy Point, one can view marina activity and the backdrop of the harbor's eastern shore. The entire harbor can be seen from General Smith Drive and other public rights-of-way on the eastern shore. The bluffs of Madison Barracks overlook the full expanse of Black River Bay across to Pillar Point, as well as across the Harbor to the Village core and the Battlefield.

Equally scenic are the views from ridges along Mill Creek. The ridges along Mill Creek, especially the section running from the rear of properties fronting Dodge Avenue towards East Main Street, offer fantastic views of open space and the creek.

The agricultural history of the Village and the greater region is a landscape component critical to the tourist perspective. Agricultural land contributes to the visual openness of the community and visitors are attracted to managed open space/farmland that reflects the activities of the season ranging from planting to harvesting and grazing farm animals. The agricultural landscape also serves as a transition between the compact urban settlement patterns of the Village core and the surrounding rural landscape. As development grows away from the Village Core along the three Village entry roads a pattern of strip development is starting to weaken visual attributes of the Village. New development along each road becomes a primary visual element that often obstructs views of the rural and agricultural landscape behind the development. Effective preservation of the views to agricultural resources in the Village should be a primary planning goal.

2.3.4.2 Analysis of Important Views and Vistas

Maintaining important views and vistas is critical because they directly correlate with the Village's quality of the life and economic reliance on tourism. In the past, some developments have clashed with the aesthetically pleasing appearance of the harbor waterfront areas and agricultural/open space land use. Further non-agricultural development should not block visual corridors and should be designed to harmonize with the character of the site by selective placement of structures and by sensitive architectural design. Whenever possible, development should be below or set back from bluffs, crests, or vista points, and should be designed to maintain or enhance the scenic quality of the waterfront.

2.3.5 *Open Space and Public Recreational Resources*

The New York State General Municipal Law defines “open space” as: “Any area characterized by natural beauty or, whose existing openness, natural condition or present state of use, if preserved, would enhance the present or potential value of abutting or surrounding development or would offer substantial conformance with the planning objectives of the municipality or would maintain or enhance the conservation of natural or scenic resources.”

2.3.5.1 Open Space Resources

Using the above definition, the terms “open area” and “open space” can be considered interchangeable. However, in developed urban and suburban areas, open space includes relatively small sites, both public and private, which provide a balance of developed and open areas and fulfill the function of providing physical and psychological relief from the concentrated aspects of dense settlement through active and passive recreational opportunities. This discussion focuses mainly on the area and description of Sackets Harbor’s open spaces, their uses, and their surrounding areas.

Approximately 60 percent of the land area in Sackets Harbor is private open space. All these open areas, particularly those located near the water are subject to economic and development pressures created by the waterfront real estate market and the region's need for additional military housing. Current zoning of these privately-owned open space properties permits residential use. While residents are pleased with the pedestrian spaces in the Village, they would like to create a diversity of walking experiences by developing hiking/biking trails in the more rural open space areas of the Village. An open space/recreation plan for the Village could be used to coordinate trail development with open space preservation in the rural development areas. A rural trail system should connect with the pedestrian network in the Village, the proposed extended historic site trail and any future visitor parking areas.

2.3.5.2 Public Recreational Resources

Significant recreational resources in the Village include the following:

- **Market Square Park.** This park is located in the heart of the village bisecting Main Street. The Village dock and two boat launch ramps are located here on the west side of the harbor. Sometimes these ramps are susceptible to high winds and storms from the northeast. Market Square Park also contains the Heritage Area Visitor Center, Seaway Trail Discovery Center, the Sentinel Bandstand, public restrooms, benches, interpretive signage and an ATM.
- **Battlefield State Historic Site.** This state-owned historic site contributes to passive and active recreation needs but public active recreation facilities are limited to a walking trail, picnic pavilion, and open fields.
- **Madison Barracks.** Recreation facilities in Madison Barracks include an outdoor pool, tennis courts, health club, marina and open fields. The use of these facilities are generally limited to residents of Madison Barracks or by fee. However, permission is sometimes granted for use of the facilities for such activities as lacrosse, soccer and rugby tournaments, and other special events.
- **Sackets Harbor Central School District.** The school district property contains a gymnasium, areas for four baseball/soccer fields, one tennis court and a playground. The ball fields are minimally developed.
- **Stoodley Park.** This municipal park is currently being renovated with funding through the Heritage Area program. It will contain a toddler playground, basketball court, skating area and garden sitting area.
- **Washington Park.** Located between Broad, Dodge, and Pike Streets Washington Park is designed as a passive park but has long been used for youth baseball and soccer programs and for informal sports activities.

There are several opportunities for winter recreation uses. These include ice fishing, snowmobiling, cross-country skiing/snowshoeing, and sledding at Robinson's Hill and Madison Barracks.

2.3.5.3 Analysis of Open Space and Recreational Resources

The Village lacks three key types of recreation facilities deemed essential in most developing communities: a comprehensive trail system, public swimming, and an indoor recreation center. A trail system would play a critical role in expanding the recreation opportunities in the Village. It would also significantly expand the existing transportation system by creating linkages for the Village's historic, natural, scenic resources. A comprehensive trail system would itself be an "attraction" luring new residents and tourists (see Figure _). Public swimming facilities are also much needed in the Village to enhance quality of life and the visitor

experience. Development of a public beach should be aggressively pursued with potential locations being Boulton's Beach or Brown's Shore. An indoor swimming pool would also be an invaluable recreation resource to all segments of the community.

In addition more opportunities for boat launching and mooring would be beneficial.

The presence of open space in the village is part of the historic village pattern. As the settlement pattern grows it will be important to incorporate open space in the development planning. Open space planning is most effective and beneficial to a community when a coordinated system of public open spaces is linked by a trailway system. A comprehensive open space preservation plan should be implemented by fostering co-operation between the village, town, state, and private developers and landowners. Land donations, easements and developers fees can all be used to implement this plan.

The natural, relatively isolated condition of Horse Island makes it a unique resource to the Village. If the opportunity arises, the Village should pursue public access or ownership to this unique historic and natural resource.

2.3.6 Transportation and Parking

2.3.6.1 Vehicle Transportation Systems

Major roads serving the Village are Interstate 81 (10 miles to the east), NY Route 3 (1 mile east), and NY Route 180 (1 mile north). The Village is also conveniently located 5 miles from the Watertown International Airport. Main, Broad, and Washington Streets and General Smith Drive constitute the principal traffic corridors within the Village. The remaining streets carry low volumes of local traffic. Successful promotion and marketing campaigns continue to expand traffic flows into the Village as a destination point.

2.3.6.2 Bicycle/Pedestrian Facilities

No designated bicycle facilities exist within the Village. However, there is a designated bicycle route that traverses along the Seaway Trail on NYS Route 3 to intersection of Route 3 and Route 75 to Dexter and into Watertown along Route 12. From this route, bicyclists are encouraged to travel into the Village to sites of interest and services. Well-maintained sidewalks in the Village core areas invite pedestrians to stroll into the downtown area for special events, retail services, shopping and to enjoy the ambiance of the Village. No public bus service serves the Village of Sackets Harbor.

2.3.6.3 Public Parking Resources

No parking is allowed on Village streets between the hours of 2:30 a.m. and 6:00 a.m. from November 1 to April 1. At the present time, the availability and use of on-street parking beyond Main Street is not clearly

defined. Once designated parking areas become filled, then side streets begin to fill with on-street parking. Often cars are left in areas where they create congestion and safety hazards. Parking is free to the public.

See Parking Inventory at _____

2.3.6.4 Air Service

Air service to the region is available at the Watertown International Airport, located five miles northwest of the Village in the Town of Hounsfield.

2.3.6.5 Analysis of Transportation and Parking

A fundamental principle of livable communities is the importance of safe, convenient, affordable, and pleasant means for people to get around without dependence on automobiles. The following are guidelines for improving mobility within the Village and the region.

- Seasonal vehicular traffic into Sackets Harbor is often congested due to bottleneck access and limited parking along the main street area. Travelers should be encouraged to park vehicles in designated areas off tributary roads and at business establishments located in the Village and walk to points of interest within the downtown area. The slow creep of strip residential development will continue to create additional driveway curb cut entrances and disrupt traffic flows.
- Integrate multi-modal and inter-modal transportation within the region. The key to this integration is the creation of a comprehensive trail and mass transit which can include the addition of regional bus stops to the Sackets Harbor Village Core and waterfront recreation areas. The Village should exploit technological advances and future trends in transportation and adopt policies and programs to promote sustainable growth and quality of life.
- On-street parking restrictions and use should be clearly specified. If on-street parking is permitted, it should be limited to one side of the street due to the narrow road widths, and it should be prohibited within 30 feet of intersections. Bayard Street has the capacity to accommodate on-street parking for 36 cars between Main and Washington Streets. Bayard Street parking should be limited to the west side of the street. While uncontrolled on-street parking is not desirable, careful planning and appropriate designation, can provide useful on-street parking. The Village may want to consider fees for parking on public streets and parking lots. Parking pay stations could be installed in the Village to create some revenue for the Village. The advantage of pay stations is that they create less clutter on the streetscape in comparison to traditional parking meters and they allow visitors to move as desired during the purchased time (e.g., two hours).

- It is clear that the tourist parking demand cannot be accommodated in the Village center. Parking areas will need to be established in other locations and a means of conveyance provided to the Village center. The Village has a very pleasant pedestrian character. Parking areas located within a half mile of the Village center are within walking distance for most people and pedestrian routes would afford a pleasant experience for visitors. Small carriages, a trolley or a mini-van could be used for transporting elderly and handicapped visitors as well as for providing an alternative to travel on foot. Information booths and concessions located at the parking areas would provide a pleasant welcome to the community. These areas could function as trail heads, dispensing visitor information, maps and directions and the walk in to the Village center would become part of the Village experience.
- The current data on tourist visitation requires coordination among the visitor center, Battlefield, Discovery Center, businesses, and other entities. The number of tourists, their mode of transportation, the purpose and timing of their visits are important pieces of information that would help the Village take appropriate steps to resolve parking issues. A survey will help decision making as the Village considers implementation of the proposed planning recommendations and will also assure that the Village creates sufficient parking for the anticipated tourist growth.
- Parking should be prohibited in the front setback and placed instead in the rear portion of the lot. As new parking facilities are developed the existing parking in the front setback should be eliminated and the areas redesigned to enhance the public pedestrian streetscape.
- Parking areas should be screened from the street and pedestrian paths. Where there is adequate space, shrubs and trees can be used to create buffer screens. Where space is limited, fences may be used.

2.3.7 Community Services

2.3.7.1 Police

The Village of Sackets Harbor is served by its own local police department. The Police Department is housed at the Village Hall building at 112 North Broad Street. The staff size varies, but generally includes one police chief and three part-time officers. The number of officers increases to about ten during the summer months. The Department is the primary law enforcement agency that patrols the 12 square miles of the Village. The Department responds to an average of 230 reportable calls for service annually. Service calls are on the increase due to the increase of tourism and residential housing in the Village and the Department expects to increase its staff. The Department includes two police vehicles and one bicycle. The Village does not currently own a boat for marine emergency and patrol service, but the department maintains a relationship with the county Sheriff and NYSDEC for use of their boats when events arise. The Department uses grant funding to purchase its patrol cars, computer equipment, and manpower support.

The demands on the police department are increasing and therefore there is a need to provide additional space for expanded service capabilities. The department should have its own marine patrol to meet the increasing recreational boating demands evident in the region. Past use of the bicycle patrols was found to be a useful tool by both residents and the police department. Financial support and manpower for this type of patrol should be sought to improve the department's quality of service

2.3.7.2 Fire and Ambulance

The Village is served by a volunteer fire department with two stations. Station #1 is located at 112 North Broad Street. Station #2 is located on Sulphur Springs Road in the Town of Hounsfield. The staff consists of one chief and 62 volunteers. Each station provides emergency medical services (advanced EMT and critical care), fire suppression and prevention, and life safety service with one heavy rescue, four pumper trucks, two tanker trucks, one brush truck, and two ambulances and a utility truck. The Coast Guard provides emergency marine rescue service. Jefferson County's 911 Dispatch Center, under the administration of the Office of Fire & Emergency Management, provides enhanced 911 dispatching services to all of Jefferson County. The nearest hospital that serves the area is the House of the Good Samaritan, located in Watertown, approximately 8 miles northeast of the Village. A Carthage Area Hospital clinic provides non-emergency medical services to local residents.

The fire department facilities require additional space to meet growing demands for its services. The fire department plans on purchasing an aerial ladder truck to meet the increasing demands of residential housing in and around the Village. The Village should look to consolidate its police department and fire department #1 in one facility adjacent to the proposed municipal green in front of the high school. These type of community facilities deserve a prominent location in the Village with civic architectural attributes that reflect the Village's history.

The majority of the community facilities and services are found in the Village core area, which is transected by Main Street, Washington Street, Broad Street, and General Smith Drive. There are two municipal buildings in the Village. The Village Municipal Hall, located on Broad Street houses the Village offices, a large, dividable, meeting, kitchen, DPW garage and fire garage. The Third Alarm, owned by the Town and located on Washington Street, was a small-event hall, which has been recently converted to house the Town Court. Both of these buildings are one-story utilitarian structures that are architecturally and aesthetically inconsistent with the Village's historic character.

All efforts possible should be taken to improve the facades of these buildings to better comport with the Village's architectural heritage. As discussed above, the Village should develop a plan with the Town to consolidate the location of their municipal facilities in a location and building reflective of this community's history.

2.3.7.3 Library

The Hay Memorial Free Association Library has served the residents of the Sackets Harbor since 1900. In 2003, the library was relocated to 105 South Broad Street into a new two-story federal style building. The library houses approximately 60,000 books, 38 magazine and serial subscriptions, 560 audio books, and 508 audio recordings. In addition to lending materials, the library provides youth and adult programming, three public access computers with Internet access, and a meeting room. The library is open six days per week. Staff includes one full-time and one part-time employee.

An elected Board of Trustees governs the library. It has legal and cooperative relationships with the North Country Library System and it is supported by donations and association member dues. There are no major capital investment projects scheduled in the near future for the Hay Memorial Library. Fundraising is ongoing for its endowment fund, operating budget, and support for increased historical materials and children collections.

2.3.7.4 Other Services

- **Churches:** The Village has three churches: Christ Episcopal Church, St. Andrew Roman Catholic Church and United Presbyterian Church. In addition to providing traditional services to their members, the churches collaborate on a number of ecumenical programs to include a food pantry and holiday services. St. Andrew has a parish center consisting of a large hall and kitchen suitable for large parties. The United Presbyterian Church offers the best acoustical facility in the Village and often hosts small concerts.
- **Carthage Clinic:** The Carthage Hospital provides limited out-patient care at a clinic in Madison Barracks.

2.3.8 *Arts and Education*

2.3.8.1 Village Educational Resources

- **Sackets Harbor Central School District.** The Village is located in the Sackets Harbor Central School District. The Sackets Harbor K-12 school, located at Broad Street and Adams Road (Route 75), has a current enrollment of approximately 485 students (grades K-12). The school system offers honors courses and advanced placement at the high school level as well as college courses delivered via distance learning. On average, approximately 95% of graduating seniors go on to institutions of higher learning.

The Sackets Harbor Central School District has a major stake in the quality of life in the Village and making the community an attractive place to live. Although enrollment projections are somewhat

uncertain, and will depend heavily on the demographics related to residents of both existing and new homes, the district should be prepared for increased capacity. It is likely that the excellent reputation of the district has and will continue to be a magnet for growth, which encourages families with children to move to the district. Increased enrollment will ultimately create the need for school facility expansion. It is vital to the community that the school facilities remain in the Village core. If expansion is warranted, nearby lands should be considered for acquisition to ensure the school location does not change.

- **Museums** The Village has two house museums: the Commandant's House (at the Battlefield State Historic Site) and the Pickering-Beach Museum. The Battlefield also has exhibits in the Lieutenant's House and _____.
- **The Heritage Area Visitor Center** houses orientation exhibits focusing on the military heritage of the village, and its renaissance.
- **The Seaway Trail Discovery Center**, located in the historic Union Hotel, has nine rooms filled with interactive exhibits and art about the Seaway Trail. The Seaway Trail is a federally designated National Scenic Byway that extends east along Lake Erie and Lake Ontario from the Pennsylvania and the Ohio state line east along the St. Lawrence Seaway.
- **Samuel F. Hooker Arts Center.** Located on Main Street, the Samuel F. Hooker House is a fine example of the Federal style buildings that were once common in the Village. The House features a blind elliptical arcade across its ground floor. This arcaded facade is one of only several in northern New York. The Historical Society purchased the House and adjoining lot in the spring of 1998, and agreed to become partners with the Art Association of Northern New York (AANNY) in renovating the House for use as their gallery, classrooms, and studios.

2.3.9 Community Events

All community events should be consistent with the character of Sackets Harbor in terms of size, quality, and components. Ideally, an event should commemorate, celebrate or otherwise relate to a theme identified with Sackets Harbor as described throughout this Plan. Priority should be given to those themes most unique to Sackets Harbor – its military heritage and waterfront.

Because of the national significance and serious implications of Sackets Harbor's military heritage, it is critical that any event commemorating it be authentic. There have been no significant events related to the Village's waterfront or maritime heritage. Special efforts should be made to create such events.

Winter events pose special challenges because all are inherently dependent on the weather. The same conditions necessary to create snow and ice needed for such events may also hinder public participation in such events. The Village should explore ways to increase winter use of its resources through development of facilities and sustainable programs.

Canam Festival

Originally created with a theme of celebrating the shared military heritage of Canada and the United States, the CANAM Festival has continued to be a good, traditional small-town fair with an excellent parade, craft fair, music, food, children's games and other entertainment.

Concerts on the Waterfront

The Concerts on the Waterfront, sponsored by the Sackets Harbor Historical Society since _____, have been the most consistently successful event in the Village. Held every Sunday afternoon in the summer, the COTW provides residents and visitors to the region with an opportunity to be entertained and educated in a wide range of musical traditions. The community should continue to support the COTW in all ways possible.

War of 1812 Weekend

Sponsored by the Battlefield and supported by the Battlefield Alliance, this relatively new event is intended to authentically present and celebrate the military heritage of Sackets Harbor from the War of 1812.

The Village should support this event in all ways possible. The up-coming Bicentennial of the War of 1812 provides a unique opportunity for the community to celebrate its military heritage to a national and international audience. Efforts should begin immediately to marshal community and regional resources to properly plan and present an appropriate commemoration for the Bicentennial.

2.3.10 Infrastructure and Utilities

2.3.10.1 Water

The Village of Sackets Harbor obtains its municipal water supply from Lake Ontario through an intake located 3800 feet offshore near Bolton's Beach. Water is filtered and chlorinated at the treatment plant onshore. Originally built in 1938, the plant was upgraded and renovated in the summer of 1983 and most recently in 1998. Serving residential and commercial uses in the Bolton's Beach area, Ontario Street, the Village core and Madison Barracks, the distribution system is made up of 4-, 6- and 12-inch water mains, the oldest of which are approximately 75-80 years old. The Village has a total storage capacity of 600,000 gallons. Average daily water use within the Village is approximately _____ gallons-water development (lonny). In 1998, a new water tower was constructed along the south side of Adams Road (County Route 75) just outside the Village

core. This water tower has the capacity to store 300,000 gallons. Areas in the Village not served by public water are served by private wells.

The Village is currently considering various upgrades to its water infrastructure. A scope of work for these upgrades has yet to be determined.

2.3.10.2 Sewage, Wastewater and Stormwater

The municipal sewage treatment facility located on Hill Street serves the Village core area and Madison Barracks. Areas not served include residences and cottages at Gilmore Shores on Ontario Street and lands generally south and southwest of the Village core. Located to the south of the Battlefield State Historic Site, the sewage treatment plant has a secondary treatment plant that discharges into Black River Bay offshore from Ontario Street. Depending on the season, normal loading of the treatment plant ranges between _____ and _____ g.p.d. representing an average use of less than _____% of the plant's _____ million g.p.d. design capacity. Each year that heavy spring rains coincide with March thaws, the plant's capacity is reached or exceeded for a short period (up to a week) due to a high ration of infiltration in the Village's sewer system. The Village should explore a new location for the sewage treatment plant that is farther removed from significant historic and natural resources, as well as residential areas, such as the eastern portion of the former oil facility lands.

There also exists a transfer station at Market Square Park. The use of this facility is currently being evaluated. The removal of this transfer station would improve visibility of the harbor and the overall aesthetics of Market Square Park.

2.3.10.3 Municipal Solid Waste

Individual Village residents, or their private collectors, handle refuse collection within the Village. All solid waste from the Village is transported to the Recycling Center & Transfer Station at 27138 NYS Route 12, Watertown, NY 13601. The County transfers refuse from this station to the Development Authority of the North Country's landfill in the Town of Rodman. The Village also participates in Jefferson County's mandatory recycling program and there is a recycling center at the sewage treatment plant on Hill Street.

2.3.10.4 Electric and Gas Systems

Electric and natural gas service in the Village is primarily provided by National Grid. There are no major electrical generation or electric and natural gas distribution facilities within Village boundaries.

2.3.10.5 Communication Systems

The Village is provided with telephone, cellular and cable communication services by a variety of service providers in the Northern New York region.

2.3.10.6 Village Gateways, Directional Signage, and Interpretive Signage

Sackets Harbor announces to visitors their arrival to the destination spot with visually enhanced and attractively designed welcome signs positioned at points of entrance to the Village and located in well groomed, landscaped areas. Special events signs are added to the welcome signs to inform visitors traversing the Route 3 corridor of coming attractions. Some interpretive signage exists at key locations and points of interest in the Village.

Improved directional signage to facilitate pedestrian traffic would enhance the overall experience of visitors. Any new construction on Village-owned property (e.g., signage, path lighting, furniture, walkways, play equipment, fishing pier, boat launches, etc.) should be designed to blend in with Village themes and not detract or distract from the natural beauty and cultural heritage of the Village. Good design typically includes low (but safe) lighting levels, natural materials, and sparing use of bright colors.

2.3.11 Local Economic Conditions

2.3.11.1 Local Businesses and Regional Markets

The most important economic activities in Sackets Harbor are related to tourism and marine recreation. The Village of Sackets Harbor is one of 18 New York State Heritage Areas and is engaged in ongoing efforts to revitalize/rehabilitate the historical, cultural, and architectural resources of the Village with over 150 structures in the three districts listed on the National Register of Historic Places. The Village today is a desired destination. It offers visitors an array of specialty shops, marinas, bed and breakfasts, restaurants, and entertainment in an historic setting with breathtaking views of Lake Ontario and the harbor.

Several of the privately owned businesses located within the Village serve to enhance the overall experience of the visitor by providing retail services, overnight accommodations, entertainment, boutiques and unique shops, as attractions to visitors. Special initiatives have been established by local businesses and the Chamber of Commerce to extend traditionally operated seasonal businesses to year-round operations through seasonal market and promotion campaigns featuring complementary businesses to attract visitors as a destination. Chamber of Commerce representatives from Sackets Harbor also support a regional approach in promoting and marketing special events and services to expand opportunities to a state, interstate, and international level. Partners in orchestrating a regional effort are local chambers of commerce (advanced by the Greater Watertown Chamber of Commerce), Seaway Trail, 1000 Islands Tourism Council, Olympic Byway and I Love NY Campaign.

Madison Barracks has significant potential for development. The former military post's architecture and its polo and parade grounds intrigue visitors. Through an adaptive reuse initiative, residents and visitors enjoy a

variety of services located in the former military post. A regional conference center, country inn, medical treatment facility, and performing arts center are among the proposals for the site.

An informal inventory of the number and types of businesses in the Village was completed for this LWRP. Some of the business (e.g., marinas, restaurants) have a physical relationship to the waterfront. The Boathouse restaurant is enhanced by its location on the harbor, but it does not provide any docking. The Barracks Inn restaurant is also located on the water in the Madison Barracks Marina. The table below shows the approximate breakdown and percentages of businesses in the Village.

Table 2-3. Businesses in the Village of Sackets Harbor

Type of Business	Total	Percentage
Retail	13	26%
Marina	5	10%
Professional	10	20%
Food	8	10%
Miscellaneous Services (health club, library, fuel, etc.)	6	12%
Accommodations	8	16%

2.3.11.2 Analysis of Local Economic Conditions

Since Sackets Harbor is primarily a residential community (not agricultural or industrial), economic development should focus on reinvigorating the business center and heritage tourism. As a group, heritage tourists are affluent travelers, with money to spend in the communities they visit. Sackets Harbor has a supply of potential visitors through the coordinated efforts of the Seaway Trail and the draw of the Battlefield State Historic Site. The military community at Fort Drum provides a continuously renewed visitor clientele. With the popularity of local restaurants and marina as a base, the Village can build on its demonstrated track record for offering community hospitality. The waterfront is a remarkable resource to share along with our historic downtown and significant architecture. Planning a way to accommodate overnight visitors is a challenge that will require creative proposals. Some tourism development goals are:

- Strengthen the historic War of 1812 identity.
- Develop the Village Main Street and commercial areas at Madison Barracks as a retail/cultural/entertainment destination.
- Improve commercial/public signage to build continuity in downtown areas.
- Provide trail connections with the Town of Hounsfield/Jefferson County.
- Encourage bed and breakfast/hotel accommodations for visitors arriving by automobile or boat.
- Support ongoing restoration/rehabilitation/adaptive reuse of Madison Barracks.

2.4 LWRP/HAMP PLANNING GOALS

The LWRP/HAMP Advisory Committee identified a number of primary planning goals for the Village of Sackets Harbor based on the findings of the inventory and analysis of local conditions. The following planning goals have shaped the committee's development of the policies (Section 3.0) and recommendations (Section 4.0) of the Village's LWRP/HAMP.

2.4.1 Goals

The major local goal of the Sackets Harbor LWRP/HAMP is to employ sound management principles in the protection and enhancement of the Village's economic, historic, educational, and recreational resources to improve the quality of life for residents and visitors. In addition, a general management goal and four specific goals following the New York State Heritage Area goals have been formulated and are as follows:

Table 2-4. Summary of LWRP/HAMP Goals as Objectives

Goal	General Objective
Management	Develop local governmental commitment to implementation of the LWRP/HAMP goals and objectives in a manner consistent with other federal, state, and local programs.
Economic Development	Encourage economic growth and development in the Village of Sackets Harbor through restoration and adaptive reuse of vacant and underutilized buildings, development of vacant land as appropriate, and promotion of tourism-related programs and activities.
Preservation	Restore, rehabilitate, protect and enhance structures, districts, sites and views that are of significance in the history, architecture, archeology or culture of the Village, state, and nation.
Education	Educate both residents and visitors to the unique cultural heritage of the Village of Sackets Harbor, in particular, its role as the War of 1812 headquarters for the defense of the United States northern frontier.
Recreation	Preserve the essential qualities of Sackets Harbor's natural features while developing these areas, as appropriate, for public access and recreation.

2.4.2 Objectives

2.4.2.1 Management

- Synchronize the Sackets Harbor Heritage Area plan with the Sackets Harbor Local Waterfront Revitalization Program and other existing Village plans and programs to avoid duplication of efforts and ensure inter-program coordination and consistency.
- Expand cooperation and collaboration among Village and Town non-profit organizations and other entities with missions related to the goals of this Plan. This effort should include improved communication, shared resources and staff, and collaborative programs and projects,
- Develop and expand cooperation with New York State, Jefferson County and private entities in carrying out LWRP/HAMP programs and objectives.

- Strengthen local public legal, organizational, and financial capabilities as necessary to ensure implementation and continuance of the LWRP/HAMP program.
- Strengthen and maintain public/private sector communication and coordination to ensure LWRP/HAMP program implementation and maximum positive impact on the community.
- Ensure public participation in the implementation of the LWRP/HAMP.

2.4.2.2 Economic Development

- Promote and guide economic development enhancing the historic, architectural, archeological, and recreational resources of the LWRP/HAMP area to foster an orderly sustainable pattern of development.
- Improve the business climate by implementing innovative programs and policies to foster sustainable growth.
- Create and market a progressive Village image substantiated and supported by the existence and use of Heritage Area resources.
- Encourage public and private sector reinvestment in adaptive reuse projects throughout the LWRP/HAMP.
- Encourage and actively pursue public/private sector redevelopment of Madison Barracks.
- Establish the Village as a retail/cultural destination by encouraging and supporting new business and growth in the Main Street business district.
- Provide support facilities for tourist related activities.
- Encourage water dependent and water-enhanced development to locate in underutilized buildings and vacant sites in the coastal areas in a manner compatible with other LWRP/HAMP goals and objectives.
- Utilize economic development mechanisms and land use controls to encourage and regulate economic development.
- Develop a primary and secondary vehicular and pedestrian circulation system.

- Provide adequate parking for daily and special events usage.

2.4.2.3 Preservation

- Identify key structures, sites, features, and views that best relate the Village's historic, architectural, and archeological importance.
- Preserve and enhance the War of 1812 battlefield.
- Provide Zoning Law that protects and preserves the historic, cultural, architectural, and archeological character of Sackets Harbor.
- Implement a façade improvement program within the LWRP/HAMP area.
- Encourage public/private sector cooperation in matters pertaining to preservation, enhancement and adaptive reuse of cultural and historic resources.
- Sponsor public sector involvement in rehabilitation and adaptive reuse projects of historic structures.
- Encourage private sector participation in adaptive reuse projects.
- Ensure that new construction the LWRP/HAMP area is sympathetic with the design, scale and massing of existing historic structures.
- Preserve scenic views of the waterfront and open space.

2.4.2.4 Education

- Develop a comprehensive interpretive program emphasizing the three major theme areas, secondary theme areas, and their interrelationships.
- Develop a pathway system in conjunction with a hiking/biking pathway linking major thematic areas.
- Encourage programs, activities, and festivals that convey the cultural and historical importance of the LWRP/HAMP area.

- Encourage the sharing and cooperative management of public and private educational resources and facilities within the community for the benefit of resident and visitor.
- Install signage throughout the Heritage Area for interpretive and directional purposes. All signs shall be similar in theme, scale, and design.
- Encourage and sponsor the production of education and promotional materials for the Heritage Area and its programs and activities.

2.4.2.5 Recreation

- Protect, maintain, and increase access to Village recreational resources and facilities so that these resources and facilities may be fully utilized by the public.
- Develop additional public access and active and passive recreational areas within the LWRP/HAMP area, particularly the waterfront and areas consistent with projected participant needs and demands.
- Implement improvements to existing recreational facilities.
- Increase number of scenic access points to waterfront areas and improve scenic quality of entire LWRP/HAMP area.
- Provide municipal support for new and existing publicly and privately sponsored recreational activities.
- Develop a Village-wide pedestrian/biking pathway in conjunction with the pathway system developed to link major thematic areas.

3.0 Coastal Management Policies

All proposed actions stated in an LWRP must be consistent with federal coastal management policies and the policies set forth in the New York State Coastal Management Program and Article 42 of the NYS Executive Law to the extent commensurate with the circumstances of the local government. These coastal management policies provide direction to local communities to adopt their own LWRP policies and approaches to local economic and development issues. Once the local LWRP policies are adopted, they are used to guide any federal, state, county, town, or local activity occurring within the local LWRP boundary.

Sackets Harbor's Coastal Management Policies consider the economic, environmental, historic and cultural resources and characteristics of the Village and are consistent with the Village's revitalization goals and objectives identified on page II-___ of this document. The policies are comprehensive and reflect existing laws and authority regarding development and environmental protection. Taken together, these policies are used to determine the appropriate balance between economic development and resources preservation that will permit beneficial use of and prevent adverse effects on Village resources in the LWRP area. The LWRP area is all land and water within the Village boundary.

The LWRP management policies are patterned from NYS Coastal Management Program LWRP policies and are summarized below.

Table 3-1. Summary of Sackets Harbor Coastal Management Policies

DEVELOPED COAST POLICIES	
Policy 1	Foster a pattern of development within the Village of Sackets Harbor that enhances community character, preserves open space, makes efficient use of infrastructure, makes beneficial use of a coastal location, and minimizes adverse effects of development, in accordance with Heritage Area goals and principles.
Policy 2	Preserve historic and archaeological resources.
Policy 3	Enhance visual quality and protect outstanding scenic resources throughout the community.
NATURAL COAST POLICIES	
Policy 4	Minimize loss of life, structures, and natural resources from flooding and erosion.
Policy 5	Protect and improve water resources.
Policy 6	Protect and restore ecological resources, including significant fish and wildlife habitats, wetlands, and rare ecological communities.
Policy 7	Protect and improve air quality.
Policy 8	Minimize environmental degradation from solid waste and hazardous substances and wastes.
PUBLIC COAST POLICY	
Policy 9	Improve public access to and recreational use of public lands and waters.
WORKING COAST POLICIES	
Policy 10	Protect water-dependent uses, promote siting of new water-dependent uses in suitable locations, and support efficient harbor operation.
Policy 11	Promote sustainable use of fish and wildlife resources.
Policy 12	Protect the agricultural lands.
Policy 13	Promote appropriate use and development of energy and mineral resources.

3.1 Developed Coast Policies

Policy 1 Foster a pattern of development within the Village of Sackets Harbor that enhances community character, preserves open space, makes improved and efficient use of infrastructure, makes beneficial use of the waterfront, and minimizes adverse effects of development.

Explanation of Policy

Policy 1 is intended to foster a Sackets Harbor development pattern that provides for beneficial use of the waterfront and other village resources. The objective of the LWRP is to set forth a comprehensive plan that will further the intent of Policy 1.0. At the same time, the LWRP will assure the protection and beneficial use of waterfront area resources and preserve the essential character of Sackets Harbor as a historic lakefront military community.

There are proposals for continuing development along waterfront parcels and there are also a number of significant undeveloped parcels elsewhere in the Village that could conceivably be the subject of future development interest. While development can be a very positive force, it is not inevitably so. It is in the Village's interest that it assert a measure of control over the nature and extent of desirable development, rather than to leave the initiative in the hands of private interests.

Application to Sackets Harbor

The primary components of the desired development pattern for Sackets Harbor is reuse of existing, architecturally significant building stock and historic sites as centers of recreational, residential, and commercial activity. Where new construction is in order, it should be consistent in scale and character with the fabric of what is already there.

Since Sackets Harbor was first settled, its community character has been defined by a pattern of development with a strong visual and physical relationship to the harbor and Lake Ontario. This is evident in the orientation of the grid block pattern in the Village core and the unique military areas. As Sackets Harbor engages in this long-term planning process, priority should be given to land uses that encourage and enhance this rich relationship.

The focus of the LWRP is to strengthen the community's long standing goal of preserving its celebrated historic landmarks and character as follows; improve connections to important open space assets; efficiently expand its infrastructure with care and respect for natural and cultural resources; increase recreational opportunities; optimize waterfront amenities for residents and visitors; and guide future development so that it complements, not competes with or distracts from the historic Village.

In implementing this policy, it is recognized that change will occur, but that such change should contribute to and not detract from the rich fabric of historic character that is so important to the economy, vitality, and sense of place of the Sackets Harbor community. The Village will encourage the adaptive reuse of historic structures and discourage the removal of physically sound structures, and will encourage the restoration of store and building facades to be compatible with the architectural history and character of the Village. New construction projects will, when possible, include design details on new buildings which respond to the community's architectural heritage and character. New construction or alterations will be done in accordance with the existing historical patterns of the area. Such patterns include; walkable Village sized blocks rather than super blocks or cul-de-sacs; on-street parking; garages and parking lots at the rear of structures; sidewalks with street trees; buildings which address the public realm at street level (e.g. front doors on front walks); and the use of building materials, such as brick, wood, and wood siding, which are consistent with the overall character of the area--among others.

The new construction of buildings, or building alterations, should be sited in such a way that the fronts of buildings, where appropriate, address the public realm which exists along the street. Front doors should face the street. Parking lots and other service entries, storage, maintenance, loading, and refuse collection areas should be screened from view either by the use of vegetation, appropriate fencing, a combination of the two, or through site layout and building configuration. The visual impact of parking near the waterfront should be minimized.

The siting of new construction, or building alterations should reflect and reinforce the existing building line and be compatible with existing mass and height. New buildings should not compete with, or destroy the existing streetline and skyline but should enhance its overall character. The siting of new buildings, or building alterations should be respectful of views to and from the lake and harbor, existing natural features, and where feasible retain the integrity of the site's character as expressed through its landform and landscape.

Attractive older buildings and public spaces within the Village should serve as models for new construction and the design of public spaces. This local vernacular, as expressed through site and architectural details such as roof shape, building scale, window size, fenestration, and appropriate landscape elements, should be incorporated within the design of new buildings and public spaces. Overall, the design of new construction, as well as infill construction, or alterations, should enhance the character of the community and contribute to, not detract from, a unified and memorable Sackets Harbor identity.

Visually appealing pedestrian-oriented environments which include the use of landscaping as part of a streetscape improvement program not only attract more interest from passing motorists and help reduce speeds but are also more appealing places for pedestrians. Development should create clear vehicular movement and pedestrian patterns. The Village will identify potential conflict areas where vehicular and pedestrian interaction occurs and upgrade pedestrian movements to an equal or greater priority than vehicle movements. Traffic calming mechanisms will be incorporated into the existing street network to reduce the

potential for vehicular and pedestrian conflict. Such mechanisms include curb bump-outs, paving textural changes, signage, pedestrian crosswalks, incorporation of stop signs and lights where appropriate and beneficial, and the incorporation of pedestrian friendly streetscape elements to further separate vehicles and pedestrians. Pedestrian friendly streetscape elements include, the construction of sidewalks, street tree plantings, use of bollards to separate traffic patterns -both vehicular and pedestrian, allocation of benches, planters and appropriate signage, as well as the maintenance of building fronts and public spaces.

Where appropriate the Village should incorporate bike lanes along its streets, or off road bicycle and pedestrian paths to link residential areas with Village activity centers, recreational amenities, and trail networks. In addition, new projects should incorporate public access for pedestrian and bicycle circulation, especially if the project abuts existing trails or public access areas. Motor vehicle access, with the exception of emergency vehicles, should be prohibited and any drop-off points should be set well back from the water's edge.

The siting of major new development should address the physical location and logical organization of buildings on a site in relation to both the surrounding man-made environment and the encompassing natural environment. The siting of new development should be respectful of existing views and natural features. Where feasible, new developments should retain the integrity of the site's character as expressed through its land form and landscape. Open space, courtyards, and landscaped pathways within any new development should be encouraged to provide transitional areas between public and private spaces.

Major new developments should incorporate logical development patterns, which are typical of the Village vernacular, with New Urbanism principals to create developments which are pedestrian-oriented, human-scaled, contain buildings which relate to the street, incorporate historical details within new construction, and are aesthetically pleasing. For example, major buildings can be placed as a terminus to major interior streets, or otherwise properly placed on the site. Minor buildings can be placed along this street or as connectors between more dominant buildings. Infill buildings within areas should be placed along a main internal street. Several smaller buildings can be placed opposite each other along these streets and at intersections to create a feeling of enclosure and a sense of place.

Lines of sight should end on important visual elements such as significant structures, or public spaces. Larger structures, should be broken up into smaller more pedestrian scaled structures which relate better to the existing streetscape.

Distance between buildings and building clusters should be minimized to create a connection between uses. An interesting facade and window scheme will stimulate pedestrian interest, as opposed to a blank wall or parking lot, and a more pleasant experience can be created.

Where feasible, businesses and adjacent uses should be encouraged to share parking facilities. New parking lots should be designed to facilitate easy pedestrian and vehicular movement. Larger parking lots should

incorporate elements such as islands with plantings to break up the mass and space of the parking lot and to provide an area for safe pedestrian navigation.

Subpolicy standards relating to Policy 1 include the following:

Policy 1.1 Concentrate development and redevelopment in order to revitalize deteriorated and under-utilized waterfront and Village core areas and strengthen the waterfront focus of the Village of Sackets Harbor.

Explanation of Policy:

The overall intent of this policy is to integrate land use components that highlight existing resources, such as local history and important natural and man-made features, to reinforce community identity. The waterfront, Village core and all remaining areas of the Village should be linked by newly designed connections and should have a focus that complements the other and draws from the community. Development and redevelopment should make use of existing infrastructure where possible and should be limited to areas with no environmental constraints, minimizing consumption of Village lands and maximizing recreational and economic opportunities. Some principles that follow from the policy:

- Enhance and draw attention to the natural and historic importance of the Village.
- Strengthen the economic viability of the traditional Main Street area.
- Develop related recreational opportunities at the waterfront and surrounding Village areas to encourage movement between the two areas.
- Encourage land uses appropriate to the Village core areas, including mixed commercial and recreational uses.
- Match land uses to local and regional community needs to avoid unnecessary duplication and to preserve community character.
- Accommodate new waterfront uses in an orderly manner and foster safe, convenient waterfront access at strategic locations, linked by streets, sidewalks, and other modes of access.
- Increase educational and interpretive use of the areas within the Village.

Applicability to Sackets Harbor:

The revitalization of deteriorated, abandoned, or poorly utilized sites within the Village is a means of improving appearance and economic and recreational vitality. Deteriorated, abandoned, or under-utilized sites are identified in Section II of this LWRP. In particular, the abandoned oil pipeline pier at the waterfront, the west ends of Champion Alley and Hamilton Street, and the Third Alarm Building are identified as deteriorated an/or poorly used. These properties have great potential for adaptive reuse and redevelopment for recreational purposes that contribute to Village revitalization efforts.

Sackets Harbor will foster a pattern of development that will strengthen the Village's waterfront focus and integrate waterfront areas with the Village core and other communities by:

- Providing physical linkages between the waterfront and Village core areas and other areas of Sackets Harbor as well as other communities.
- Providing access to the waterfront area from the surrounding community where feasible.

Policy 1.2 Ensure that development or uses make beneficial use of their proximity to the waterfront.

Explanation of Policy:

There is a finite amount of waterfront space in the Village suitable for development purposes. Therefore, it is reasonable to expect that demand for waterfront land along the waterfront in the Village will intensify over time. Simply allowing market forces to determine the future, long-term use of this valuable resource does not ensure an attractive or a publicly accessible waterfront. In fact, it would likely work against such a desired result. This policy seeks to provide a measure of control for future waterfront land uses in Sackets Harbor by devoting these lands to uses that are water-dependent or water-enhanced.

Inappropriate zoning can undermine efforts to ensure beneficial waterfront development. When zoning does not foster a cohesive and appropriate pattern of development, it can allow valuable waterfront lands to be lost to inappropriate uses that detract from their connection to the waterfront. The NYSDOS policy standards listed below provide guidelines for ensuring appropriate waterfront development in the LWRP project area. Prior to listing the guidelines, however, several key terms should be defined. These are as follows:

'Water-dependent uses' are defined by the State of New York as "activities that require a location in, on, over, or adjacent to the water because the activities require direct access, and the use of water is an integral part of the activity."

'Water-enhanced uses' are defined as "activities that do not require a location on or adjacent to the water to function, but whose location on the waterfront could add to public enjoyment and use of the water's edge, if properly designed and sited. Water-enhanced uses are generally of a recreational, cultural, commercial, or retail nature."

Pertinent NYS policy guidelines include:

- Development occurring adjacent to the shore of Lake Ontario will favor water-dependent or water-enhanced uses.

- Encourage economic development activity that will enhance the waterfront experience and protect existing water-dependent uses.
- Locate new development where infrastructure is adequate or can be upgraded to accommodate new demand without adverse impacts on waterfront resources.
- Increase the number and variety of water-enhanced and water-dependent uses and give water-dependent development precedence over other types of development along Lake Ontario.
- Discourage new waterfront development projects that require the use of waterfront resources for parking facilities.
- Encourage private development projects to include low impact public waterfront access initiatives.
- Prohibit uses on the waterfront that are not compatible with this overall program. A use should be avoided on the waterfront if it:
 - Results in unnecessary and avoidable loss of coastal resources or access to coastal resources, and ignores the coastal setting through inappropriate design or orientation,
 - Does not by its nature, derive benefit from a waterfront location, or
 - Inappropriately restricts public access.

Applicability to Sackets Harbor:

The Sackets Harbor waterfront should be an extension of the Village. These guidelines, therefore, will apply to any development or redevelopment in the Waterfront/Shoreline Area as well as the Village core areas. Future development in these areas shall be undertaken in a manner that is compatible with the overall "Village character" of the community. Furthermore, there shall be no development of underwater lands.

This policy primarily affects two private parcels in the waterfront area that should be redeveloped for public use: the oil pipeline pier and the Bolton's Beach area. The abandoned oil pipeline pier parcel is a waterfront area that historically served as a deepwater dock. The Bolton's Beach parcel contains a sandy beach area adjacent to the mouth of a small creek. (See Section II – Inventory and Analysis). Among the important considerations regarding the redevelopment of these areas is that existing views of the lake should be permanently preserved.

Madison Barracks is also subject to these waterfront guidelines to ensure that any future development of these parcels will make appropriate and beneficial use of their proximity to the waterfront.

Policy 1.3 Maintain and enhance Sackets Harbor natural areas, recreation, and open space, and agricultural lands.

Explanation of Policy:

Well maintained natural areas – parks, shorelines, small and large wooded and open areas, steep slopes, and streams – enhance community character and aesthetic quality of the natural and manmade environments.

Sackets Harbor's natural areas, on the waterfront and throughout the Village, benefit the physical environment and the physical and psychological health of the community. Any potential adverse impacts of proposed development to physical environments should be addressed and mitigated. Land use planning requirements and development guidelines should reflect attention to site characteristics by limiting the disturbance of steep slopes, wetlands, wooded areas, and water resources. The requirements and guidelines should foster visual compatibility of the development with surrounding areas.

Specific NYS policies regarding maintenance and enhancement of open spaces and natural areas are as follows:

- Avoid, or minimize the loss of environmental and aesthetic values of important recreation, open space, and natural areas.
- Avoid, or minimize the loss of open space, natural areas, wetlands and wildlife habitat while attempting to accommodate the recreational needs of the community.
- Encourage appropriate, low impact uses that take into consideration the local natural features such as geology, topography, and wildlife habitat.
- Improve infrastructure and implement protective measures to prevent erosion and stormwater runoff into Lake Ontario and its tributaries.
- When evaluating proposed new development, ensure that natural areas are preserved to the maximum extent possible, e.g., preserve native species, large individual trees, stands of trees, unique forest cover types and habitats whenever possible.
- Protect existing parklands and provide additional public recreational opportunities and carefully consider the implications of expanding infrastructure that might accelerate conversion of open spaces or natural areas to other uses.

Applicability to Sackets Harbor:

It is desirable to achieve and maintain a better balance of natural areas and developed areas in Sackets Harbor. The Village's remaining natural areas, including waterfront, wetlands, wooded and sloped areas, and the Mill Creek corridor should be protected and enhanced to mitigate the impact of development activity in the surrounding areas.

The preservation of significant open space areas should continue to be pursued. The concept of a green buffer around the Village core should be incorporated into all existing and new development. For example, in existing developed areas, links to and an expansion of green space and planting areas can be used to improve the aesthetic nature of the site and possible links to larger areas of open space. For new development proposals, open space should be required as an integral component of the design, rather than an after-thought from the development process. This may be accomplished through the use of buffer areas between difficult land uses, cluster development, incentive zoning and transfer of development rights.

Policy 1.4 Minimize potential adverse land use, environmental, and economic impacts that would result from proposed development and redevelopment.Explanation of Policy:

To enhance community character and maintain the quality of the natural and manmade environments of the Village, potential adverse impacts of proposed development and redevelopment, the natural environmental and the economy will be addressed and mitigated.

Cumulative and secondary adverse impacts from development and redevelopment should be minimized. Cumulative impacts are the result of the incremental or increased impact of repetitive actions or activities when added to other past, present, or future actions or activities. Secondary impacts are those that are foreseeable, but occur at a later time or at a greater distance from the action, and are caused or facilitated by an action or activity, whether directly or indirectly.

Application to Sackets Harbor:

Potential adverse environmental impacts on existing development in Sackets Harbor should be minimized as follows:

- Utilize the State Environmental Quality Review Act (SEQRA) process to its fullest extent in the review of projects under Village jurisdiction. SEQRA provides an important means whereby the local community can assess all potential significant environmental impacts of a proposed development. Local, state, and federal review of major actions proposed should take into account the economic, social, and environmental interests of Village residents.
- Locate future development where public infrastructure capacity exists, where existing facilities can adequately handle the development, or where private facilities could be developed in such a way that community character, environmental quality, open space, agricultural lands, and natural resources are preserved and water-dependent uses are not displaced.
- Avoid the introduction of discordant features, which would detract from the community. Compare the proposed development with existing distribution of structures, scale, intensity of use, architectural style, land use pattern, or other indicators of community character.
- Preserve undeveloped/open space areas by avoiding adverse impacts among existing incompatible uses by avoiding expansion of conflicting uses, promoting mixed-use development approaches which would reduce the potential for conflict, segregating incompatible uses, and providing buffers or other design measures to reduce conflict between incompatible uses.
- Utilize all available planning review, analysis, and mitigation tools for storm water management, non-point source pollution, etc. and others.
- Protect the surrounding community from adverse impacts due to substantial introductions of or increase in odors, noise, or traffic.

- Preserve viewsheds to the maximum extent possible.

Potential adverse economic impacts should be minimized, as follows:

- Prevent derelict or dilapidated conditions of existing buildings and access structures in the Waterfront/Shoreline Area, encourage the interaction of people with the waterfront.
- Protect and enhance the community's commercial district on Main Street.
- Promote a diverse economic base in the Village to serve the needs of residents and non-residents.
- Preserve natural areas by avoiding the expansion of infrastructure or services into previously undeveloped areas, particularly near the Village boundaries and the Mill Creek corridor, wetlands, other creek corridors, and steep slopes.
- Increase existing capacity of services and infrastructure to foster the concentration of development in and around the Village core.

Policy 1.5 Protect stable residential areas

Explanation of Policy:

Policies for protection of residential areas are as follows:

- Maintain residential areas and allow for restoration of existing commercial and institutional buildings for conversion to residential dwellings. In protecting the existing residential areas, the existing housing stock should be preserved. Opportunities should be provided for the development of a variety of housing types to meet the needs of people at various stages of the life cycle, various income and age levels, and household compositions.
- Avoid new uses and development that are incompatible with existing residential development. Avoid new uses in a stable residential area when the use, design, or scale will significantly impair the character of functionality of the neighborhood.

Application to Sackets Harbor:

Residential land uses in Sackets Harbor basically take four forms: detached single-family homes, apartments (accessory apartments and over stores in the Main Street area) and multiple dwelling units occurring in townhouse condominiums, converted older single family structures, and multi-story buildings.

Underutilized spaces over stores or in vacant buildings in the Main Street area present housing opportunities. Proper zoning can capitalize on these opportunities to contribute to the vibrancy of the Village core.

Policy 2.0 Preserve historic and archaeological resourcesExplanation of Policy:

This policy recognizes the importance of preserving and enhancing the Village's historic, archaeological, and cultural resources, especially those with a coastal relationship. Concern extends not only to the preservation of a specific site or resource but to maintain the quality of the area adjacent to and around specific sites and resources. Effective preservation of historic resources must also include active efforts, when appropriate, to restore or revitalize.

Applicability to Sackets Harbor:

Sackets Harbor's historic and cultural legacy is rich in architecture, military, marine, and land based transportation routes, water ways, and scenic resources that contribute to the enrichment of Sackets Harbor's identity and provide a multitude of opportunities to restore or revitalize points of interest for the enjoyment of residents and visitors alike. Many, but not all, of these resources are related to the Village's location on Lake Ontario.

Subpolicy standards applicable to Policy 2 include the following:

Policy 2.1 Maximize preservation and retention of historic resourcesExplanation of Policy:

Historic resources are defined as those structures, landscapes, districts, areas or sites, or underwater structures of artifacts which are designated locally, nationally, or by the State to be protected. This protection begins at the minimum degree necessary to maintain the historic character of the resource. These resources should be protected through the following standards:

- Preserve the historic character of the resource by protecting historic materials and features by making repairs using appropriate materials.
- Provide for compatible use of a historic resource while limiting and minimizing alterations to the resource.
- Promote the designation of historic landmarks that reflect Sackets Harbor's cultural, social, economic, and architectural history.
- Recognize that public investment in historical development is important to illustrate a commitment to the business community and public at large who may later invest.
- Avoid potential adverse impacts of development on adjacent or nearby historic structures.

Applicability to Sackets Harbor:

Sackets Harbor is committed as a State Heritage Area to consider the historical and cultural significance of properties in the Village and their structures and other resources when making land use and zoning decisions and when taking other related Village actions.

All practicable means should be used to protect structures, districts, areas or sites that are of significance in the history, architecture, archaeology or culture of the Village, the state, its communities or the nation. This includes the consideration and adoption of any techniques, measures, or controls to prevent a significant adverse change to such significant structures, districts, areas and/or sites. Items to consider include:

- Alteration of or addition to one or more of the architectural, structural, ornamental or functional features of a building, structure, or site that is a recognized historic, cultural, or archaeological resource, or component thereof. Such features are defined as encompassing the style and general arrangement of the exterior of a structure and any original or historically significant interior features including type, color and texture of building materials; entry ways and doors; fenestration; lighting fixtures; roofing, sculpture and carving; steps; rails; fencing; windows; vents and other openings; grillwork; signs; canopies; and other appurtenant fixtures and, in addition, all buildings, structures, outbuildings, walks, fences, steps, topographical features, earthworks, paving and signs located on the designated resource property. (To the extent they are relevant, the Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" shall be adhered to.)
- Demolition or removal in full or part of a building, structure, or earthworks that is a recognized historic, cultural, or archaeological resource or component thereof, to include all those features described in (1) above plus any other appurtenant fixtures associated with a building structure or earthwork.
- All proposed actions within 500 feet of the perimeter of the property boundary of the historic, architectural, cultural, or archaeological resource and all actions within an historic district that would be incompatible with the objective of preserving the quality and integrity of the resource. Primary considerations to be used in making a judgment about compatibility should focus on the visual and location relationship between the proposed action and the special character of the historic, cultural, or archaeological resource. Compatibility between the proposed action and the resource means that the general appearance of the resource should be reflected in the architectural style, design material, scale, proportion, composition, mass, line, color, texture, detail, setback, landscaping and related items of the proposed actions. With historic districts, this would include infrastructure improvements or changes, such as street and sidewalk paving, street furniture and lighting.

- This policy shall not prevent the construction, reconstruction, alteration, or demolition of any building, structure, earthworks, or component thereof of a recognized historic, cultural or archaeological resource which has been officially certified as being imminently dangerous to life or public health. Further, this policy shall not prevent the ordinary maintenance, repair, or proper restoration according to the U.S. Department of Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" of any building, structure, site or earthwork, or component thereof of a recognized historic, cultural or archaeological resource.

Policy 2.2 Protect and preserve archaeological resources

Explanation of Policy:

Conduct a site survey and cultural resource investigation when an action is proposed on an archaeological site or in an area identified for potential archaeological sensitivity. If cultural resources are discovered, determine the resource's archaeological significance through detailed evaluation.

If impacts are anticipated on a significant archaeological resource, potential adverse impacts should be minimized by:

- Redesigning the project.
- Reducing direct impacts on the resource.
- Recovering data and artifacts prior to construction, pursuant to review and approval by the New York State Office of Parks, Recreation, and Historic Preservation.

Applicability to Sackets Harbor:

Sackets Harbor, having completed extensive evaluation of the archaeological significance of the Battlefield area near the Battlefield Historic Site, should take all necessary measures within its jurisdiction to preserve the historical and cultural significance of this site. Other areas in the Village identified by SHPO as having potential archaeological sensitivity will be subject to a cultural resource investigation and evaluation of proposed development impacts.

Policy 2.3 Protect and enhance resources that are significant to the waterfront culture

Explanation of Policy:

This policy applies to resources such as historic shipwrecks, lighthouses, and other navigational structures. It also aims to protect the character of historic maritime communities by preserving traditional uses that define the maritime character.

Applicability to Sackets Harbor:

The Village will provide interpretive materials in appropriate settings to augment the public's understanding and appreciation of Sackets Harbor maritime heritage. Examples of maritime structures remaining on the waterfront include the lighthouse on Horse Island and the abandoned oil pipeline pier.

Policy 3.0 Enhance visual quality and protect outstanding scenic resourcesExplanation of Policy:

The scenic qualities of the Village are significant and contribute greatly to the area's beauty and character. The area has highly scenic natural resources and a variety of cultural elements that should be protected. The preservation of the aesthetic, historic, and scenic character of Sackets Harbor is important to the area's attraction as a waterfront area and a heritage area. Scenic views are extensive and varied. They include long-range views from roadways and upland areas, and shorter-range views from shoreline locations.

Subpolicy standards associated with Policy 3 include the following:

Policy 3.1 Protect and improve visual quality in Sackets Harbor.Explanation of Policy:

The following standards and guidelines will be used to protect and improve visual quality:

- Minimize the introduction of elements discordant with existing scenic components and character.
- Restore deteriorated and remove degraded visual components.
- Screen elements that detract from visual quality.
- Use appropriate siting, scales, forms, and materials to ensure that structures are compatible with an added interest to existing scenic elements.
- Preserve existing vegetation and add new vegetation to enhance scenic quality.
- Improve the visual quality of the urban Village core areas and the rural areas surrounding the core.
- Consider the impacts of new development on existing visual resources.
- Protect scenic values associated with public lands, including public trust lands and waters, and natural resources.

Applicability to Sackets Harbor:

- The Village should manage its property with consciousness to view enhancement.
- The Village should develop scenic view preservation regulations and policies.

- The Battlefield State Historic Site status legally mandates careful attention to the impact of public and private development to this regional scenic and recreational resource. Sackets Harbor local review process should reflect that obligation. Applicants for site plan review of development proposals located on adjacent land should be made aware of the site's special status as early as possible.
- Carefully manage, and where practical, avoid buildings, structures, or activities which introduce visual interruptions to natural landscapes, including:
 - Introduction of intrusive artificial light sources;
 - Fragmentation of and structural intrusion into open space areas, and
 - Changes to the continuity and configuration of natural shorelines/and associated vegetation.

Policy 3.2 Identify, develop and/or improve properties that have the potential to enhance the public's appreciation of the visual resources of Sackets Harbor.

Applicability to Sackets Harbor:

In Village decisions regarding acquisition and development of park space, the scenic value of property will carry substantial weight among other important considerations such as wildlife habitat or adaptability for active recreation. The plans for all proposed development shall be designed to protect and enhance the aesthetic values and visual quality of the Village.

- Sackets Harbor should be vigilant in review of the location and regulation of cell towers and satellite dishes, utilizing existing tall structures and rooftops.

3.2 Natural Coast Policies

Policy 4.0 Minimize loss of life, structures, and natural resources from flooding and erosion.

Explanation of Policy:

This policy reflects state flooding and erosion regulations and provides measures for reduction of hazards and protection of resources.

Applicability to Sackets Harbor:

Only a small portion of Sackets Harbor Lake Ontario shoreline is located within the 100-year floodplain. Sackets Harbor participates in the National Flood Insurance Program (NFIP) and has local laws covering flood damage prevention. These laws are designed to prevent future property damage within the flood hazard area.

Consideration of the flood zone near Bolton's Beach will be necessary when the design of this area as a public beach/swimming destination is further developed.

Policy 4.1 Minimize potential loss and damage by locating development and structures away from flooding and erosion hazards.

Subpolicy standards related to Policy 4 include the following:

Explanation of Policy:

Standards that are applicable to Sackets Harbor that are directed at protecting life and property using various management measures related to flood and erosion damage prevention are presented below:

- Avoid developing new structures and uses in areas that are likely to be exposed to flood and erosion hazards unless the structure or use functionally requires a location on the coast, in coastal waters, or on or near a streambank or steep slope.
- Locate new structures that are not functionally dependent on a location on or in coastal waters, or on or near a streambank or steep slope, as far away from flooding and erosion hazards as possible.
- Provide funds for housing rehabilitation in the floodplain only in the context of flood proofing, and only when determined as "no practicable alternative."
- Provide public infrastructure in or near identified structural hazard areas, or natural protective features only if the infrastructure will not promote new development or expansion of development in a Coastal Erosion Hazard Area, and is designed in a manner which will not impair protective capacities of natural protective features.

Applicability to Sackets Harbor:

Measures to protect the shoreline, through natural and engineered means, will be a priority. All erosion protection devices along the Village-owned portions of the waterfront will be maintained and upgraded when they become deteriorated. The Village participates in the National Flood Insurance Program. The flood hazard areas for 100-year floods in the Village of Sackets Harbor, as defined in the Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency includes the Bolton's Beach and Mill Creek areas. In such areas identified, no structure will be permitted that is in violation of local flood control regulations (including mobile homes).

Currently, there are no identified Coastal Erosion Hazard Areas (CEHA's) within the Village of Sackets Harbor. NYS Department of Environmental Conservation (DEC) is required by Section 34-0104 of Article 34, Environmental Conservation Law, to identify CEHA's. Based on existing information about the Village's northern shoreline (particularly the limestone cliffs along the Battlefield Historic Site) the Sackets Harbor coastal area may have CEHA's warranting the adoption of CEHA regulations.

Policy 4.2 *Preserve and restore natural protective features*Explanation of Policy:

The intent of this policy is to enhance existing natural protective features by the use of non-structural measures that are appropriate to manage erosion problems.

- Use vegetative non-structural measures to increase protective capacities of hard structures and natural protective features against flooding and erosion at every opportunity.
- Use hard structural erosion protection measures for control of erosion only where construction of a hard structure is the only practical design option and is essential to protecting the principal use, where vegetative approaches are not effective or practical.

Applicability to Sackets Harbor:

Along the coastal area, Sackets Harbor will encourage the utilization of techniques that closely resemble natural shoreline stabilization systems. For instance, development of a section of the Bolton's Beach area as a seasonal swimming beach destination should be designed to minimally impact natural protective features such as vegetation. "Non-structural measures" may be used along selective protected habitat restoration areas to complement existing hard structure stabilization measures and to recapture natural areas that have been lost to development in areas along the shoreline. The Village will implement these measures in compliance with existing water quality regulations and with the assistance of state and federal agencies. Native species will be used in revegetation projects.

Policy 4.3 *Protect public lands when undertaking erosion or flood control projects*Explanation of Policy:

Every effort should be made to protect the loss of public lands threatened by flooding and erosion using the techniques and standards described above. For example, gradual erosion of the limestone cliffs along the Battlefield State Historic site warrants further study and evaluation.

Policy 5.0 *Protect and improve water resources.*Explanation of Policy:

The purpose of this policy is to protect the quality and quantity of water in the waterfront area. Quality considerations include both point and nonpoint pollution management. Water quality protection and improvement must be accomplished by the combination of managing new and remediating existing sources of pollution.

The primary water resources in the Village of Sackets Harbor are Lake Ontario (and its associated bays) and Mill Creek. The protection and improvement of these resources is paramount to the cultural and economic future of Sackets Harbor and maintenance and improvement of the quality of these resources is central to short and long-term revitalization goals.

Subpolicy standards for Policy 5 include the following:

Policy 5.1 Prohibit direct discharges that would contribute to lowering water quality standards

Explanation of Policy:

This sub-policy focuses on those discharges into the water resources of Sackets Harbor which have an identifiable source, such as a development site, industrial operation, or wastewater treatment plant. These are called "point-source" discharges. Point-source discharges into water resources are regulated by New York State Pollutant Discharge Elimination System (SPDES) permits that serve to prevent discharges that:

- Exceed applicable effluent limitation for the discharge source.
- Cause or contribute to contravention of water quality classification and use standards.
- Materially adversely affect the water quality of receiving rivers and streams.

The effective treatment of sanitary sewage and industrial discharges will be ensured by:

- Maintaining efficient operation of sewage and industrial treatment facilities pursuant to the applicable NYSDEC regulations.
- Providing, at minimum, secondary treatment of sanitary sewage.
- Making improvements to sewage treatment facilities to improve nitrogen removal capacity.
- Reducing the loading of toxic materials into waters by including limits on toxic metals as part of wastewater treatment plant effluent permits.
- Reducing or eliminating combined sewer outflows.
- Providing and managing on-site disposal systems in accordance with NYS Codes, Rules and Regulations.

Applicability to Sackets Harbor:

There are no point sources in Sackets Harbor that discharge directly into Lake Ontario or Mill Creek. All regulated point sources (i.e., sanitary sewers) are connected to the Village sewer which delivers to the Village wastewater treatment plant where it is treated before discharge into Lake Ontario.

Policy 5.2 Minimize indirect or non-point pollution of water resources, and manage activities causing non-point pollution.

Explanation of Policy:

Non-point pollution is pollution that originates from sources that are not localized or easily identifiable. Non-point pollution includes contaminated surface water runoff of urban areas and agricultural operations. Limiting non-point sources of pollution is the best way to avoid non-point pollution. This can be accomplished by the following:

- Reducing or eliminating the introduction of materials which may contribute to non-point pollution.
- Avoiding activities that would increase stormwater runoff.
- Retaining or establishing vegetation or providing soil stabilization.
- Preserving natural hydrologic conditions through maintenance of natural water surface flows thereby retaining natural watercourses, wetlands, and drainage systems.

Applicability to Sackets Harbor: Most of Sackets Harbor's stormwater runoff flows toward Lake Ontario. Sackets Harbor's system of stormwater sewers and catch basins, which captures rain water contaminated with eroded soil, automotive residue, road salts, petroleum, and other pollutants, runs directly into Lake Ontario. Non-point source pollution from roadways, fertilized lawns, eroded stream banks and steep slopes should be prevented.

- The Village of Sackets Harbor should develop a Village-wide stormwater management plan, in accordance with current EPA standards, to address any non-point sources of pollution and to establish physical and regulatory mechanisms to prevent further non-point pollution. A stormwater management plan for the Mill Creek watershed should be developed to moderate stream flow and control stream bank erosion.
- Develop a Village-wide integrated pest management system (IPM) that encourages use of native or other species in landscaping and that requires no or minimal use of fertilizers, pesticides, herbicides, or fungicides.
- Consider use of oil-separating catch basins at gas stations and parking lots.
- Retain as much of the natural vegetation as possible, especially near the waterfront, and avoid the mass clearing of sites.
- Utilize large graded areas on the most level portions of development sites, and avoid the development of steep vegetated slopes.
- Conduct grading and clearance activities outside floodplains to the extent feasible.

- Complete construction work pursuant to a NYSDEC State Pollutant Discharge Elimination System (SPDES) permit for stormwater discharge related to construction work, and maintaining a Construction Pollution Prevention Plan (CPPP) on-site for DEC inspection.
- Protect inlets to storm sewers by using suitable erosion control and filtering devices during construction.
- Continually evaluate the effectiveness of storm collection systems, and make improvements, where possible, aimed at collecting and detaining sediments in filtering catch basins and retention areas.
- Maintain adequate pump-out facilities at local marinas to discourage the overboard discharge of sewage from boats.

Policy 5.3 Protect and enhance water quality.

Explanation of Policy:

Water quality shall be protected based on an evaluation of physical, health, and aesthetic factors. Physical factors include pH, dissolved oxygen, dissolved solids, nutrients, odor, color and turbidity. Health factors include pathogens, chemical contaminants, and toxicity. Aesthetic factors include oils, floatables, refuse, and suspended solids.

Applicability to Sackets Harbor:

In all public and private actions, the Village will minimize the disturbance of streams, including their beds and banks, in order to prevent erosion of soil, increased turbidity, and irregular variation in velocity, temperature, and level of water, to the extent practicable. In cooperation with other jurisdictions and NYSDEC, the Village will support appropriate and practicable management measures limiting the incursion of waterborne pollutants from highly turbid streams. The Village shall require avoidance and minimization methods, including the reduction in the scope of work and the use of clean fill, in order to limit potential adverse impacts on water quality due to excavation or placement of fill in public and private projects.

Policy 6.0 Protect and restore ecological resources including significant fish and wildlife habitats, wetlands, and rare ecological communities.

Explanation of Policy:

Significant coastal fisheries and wildlife habitats, identified by the DEC as critical to the maintenance or re-establishment of species of fish and wildlife within the waterfront revitalization boundary, must be protected. The habitats provide vital necessities for wildlife and enrich the human cultural environment. Avoid permanent adverse changes to the involved ecosystem.

Wetlands provide fish and wildlife habitat and numerous benefits. These benefits include erosion and flood control, natural pollution treatment, groundwater protection and outdoor recreational values.

Subpolicy standards relating to Policy 6 include the following:

Policy 6.1 Protect significant coastal fish and wildlife habitats

Explanation of Policy:

Significant fish and wildlife habitats are those areas that are difficult or impossible to replace or ones that exhibit one or more of the following characteristics:

- Essential to the survival of a viable population of a particular fish or wildlife species.
- Support a species which is either endangered, threatened or of special concern as those terms are defined in 6 NYCRR Part 182.
- Support fish or wildlife population having significant commercial, recreational, or education value to human beings or are of a type that is not commonly found in this region of the state.

The use or activities should be avoided which would cause:

- Direct or indirect physical alteration, disturbance, or pollution that would result in the loss of habitat.
- Significant impairment of a habitat beyond the tolerance range for recovery of fish and wildlife population.
- Degradation of existing environmental conditions.

All projects along the waterfront, and especially projects involving waterfront access, must be developed in a manner that ensures the protection of fish and wildlife resources. Project reviewers must consider potential impacts on fish and wildlife habitats, avoid project development and other activities that would destroy or impair habitats, and encourage project design that will restore previously impacted habitats for desirable species.

Where destruction of significant impairment of habitat values has already occurred or cannot be avoided, potential impacts of land use or development should be minimized through appropriate mitigation. Mitigation includes:

- Avoiding ecologically sensitive areas
- Scheduling activities to avoid vulnerable periods in life cycles or the creation of unfavorable environmental conditions

- Preventing fragmentation of intact habitat areas
- Reducing the scale or intensity of use or development
- Designing projects to result in the least amount of potential adverse impact
- Choosing alternative actions or methods that would lesson potential impact

Applicability to Sackets Harbor:

The mouth of Mill Creek must be kept free of obstruction and protected from adverse impacts of any future projects in the waterfront/shoreline area. Locally significant fish habitats exist in the area at the mouth of the creek. The banks of the creek need to be kept vegetated with overhanging branches that provide cover and protection for young fish.

In order to address these issues for Mill Creek, a bio-assessment study of this water resource must be performed.

Policy 6.2 Protect freshwater wetlands and woodlands in Sackets Harbor.

Explanation of Policy:

Wetland and wooded areas comprise a portion of the shoreline along Mill Creek, as well as upland areas of Sackets Harbor. They contribute to the natural ecosystem of the area, and add beauty and balance to the overall landscape. The maintenance and restoration of these areas, as important fish and wildlife habitats, will enhance their functioning as natural, self-regulating systems. Development actions that would negatively impact wetland and wooded areas shall be avoided. In such cases where impairment of these resources cannot be avoided, the negative impacts shall be minimized through appropriate mitigation measures.

Applicability to Sackets Harbor:

The following actions and policies should be applied to projects impacting wetlands and wooded areas within Sackets Harbor:

- Provide and maintain adequate buffers between wetlands and adjacent uses to the maximum extent feasible.
- Avoid the placement of fill in vegetated wetlands.
- Design projects to result in the least amount of potential adverse impact pursuant to the appropriate Army Corps of Engineers wetland permit and NYSDEC Water Quality Certification of other permits.
- Choose alternative actions or methods that would lesson potential adverse impact on wetlands, woodlands, and steep sloped areas.
- Mitigate the unavoidable adverse impacts resulting from activities by replacement of lost wetland areas or other appropriate means.

- Protect wooded areas to the extent feasible.

The above protection standards will be applied to all wetlands and wooded areas in Sackets Harbor.

Policy 7.0 Protect and improve air quality.

Explanation of Policy:

The major source of air pollution in the Village is automobile exhaust. This policy provides for protection of air quality from sources within and from outside Sackets Harbor.

Subpolicy and policy standards applicable to Policy 7 include the following:

Policy 7.1 Minimize existing air pollution and prevent new air pollution in the Village of Sackets Harbor.

Explanation of Policy:

New land uses or developments in Sackets Harbor are to be reviewed according to the following standards to ensure they do not exacerbate air pollution:

- Ensure that developments proposed in Sackets Harbor do not exceed thresholds established by the Federal Clean Air Act and state air quality laws.
- Review land use or development in Sackets Harbor to ensure it does not generate significant amounts of nitrates and sulfates.
- Consider measures to reduce car dependency including providing safe pedestrian access throughout the Village and encourage the use of public transportation.

Policy 7.2 Minimize discharges of atmospheric radioactive material, chlorofluorocarbons, and pollution from nitrogen sources to levels that are as low as possible.

Explanation of Policy:

State air quality statutes regulate radioactive materials, chlorofluorocarbon compounds, and nitrogen pollutants. The following three standards provide that, for actions with a potential impact on air quality, Sackets Harbor shall provide information to the state, as appropriate, to enable the state to effectively administer its regulations by:

- Providing necessary information on local actions to the state to enable the state to effectively administer its air quality statutes pertaining to atmosphere radioactive material.
- Assisting the state whenever possible in the administration of its air quality statutes pertaining to the atmospheric deposition of pollutants in the region, particularly from nitrogen sources.

Policy 8.0 Minimize environmental degradation from solid waste and hazardous substances and wastes.Explanation of Policy:

Sackets Harbor does not have any active hazardous waste storage facilities. Solid waste is presently managed on a regional level. The intent of this policy is to protect people from contamination, and to protect waterfront resources in Sackets Harbor from degradation through proper control and management of wastes and hazardous materials.

Subpolicy standards related to Policy 8 include the following:

Policy 8.1 Manage solid waste to protect public health and control pollution.Explanation of Policy:

Solid waste should be managed by:

- Reducing the amount of solid waste generated.
- Reusing or recycling materials.
- Using land burial or other approved methods to dispose of solid waste that is not reused or recycled.

The discharge of solid wastes into the environment should be prevented by using proper handling, management, and transportation practices. Solid waste disposal should be adequately addressed when evaluating any development proposal in Sackets Harbor.

Policy 8.2 Manage hazardous wastes to protect public health and control pollution.Explanation of Policy:

Hazardous wastes should be managed in accordance with the following priorities:

- Eliminate or reduce the generation of hazardous wastes to the extent feasible.
- Recover, reuse, or recycle remaining hazardous wastes to the extent feasible.
- Use detoxification, treatment, or destruction technologies to dispose of hazardous wastes that cannot be reduced, recovered, reused, or recycled.

Applicability to Sackets Harbor:

There are no active or inactive hazardous waste disposal sites in Sackets Harbor.

Policy 8.3 *Protect the environment from degradation due to toxic pollutants and hazardous substances.*Applicability to Sackets Harbor:

The Village of Sackets Harbor should develop a pollution prevention program to prevent the release of any toxic pollutants or substances hazardous to the environment that would have a harmful effect on public health and fish and wildlife resources. Public health, private property, and fish and wildlife need to be protected from the inappropriate use of pesticides and petroleum products by:

- Limiting the use of pesticides to the effective targeting of actual pest populations.
- Preventing direct or indirect entry of pesticides into waterways except when waterway application is essential for controlling the target species as in pond reclamation projects, black fly control operations, or nuisance aquatic vegetation control projects.
- Minimizing the exposure of people, fish, and wildlife to pesticides.
- Minimizing adverse impacts from potential oil spills through the appropriate siting of petroleum facilities.
- Preventing discharge of petroleum products by following approved handling, storage, and facility design and maintenance principles.

Policy 8.4 *Prevent and remediate the discharge of petroleum products.*Applicability to Sackets Harbor:

The handling of petroleum products near water bodies must be undertaken with utmost care. This includes areas at the Lake Ontario waterfront as well as areas along the Mill Creek corridor. The Village should take appropriate actions to correct all unregulated releases of substances hazardous to the environment. Village practices for cleanup and removal of petroleum discharges should give first priority to eliminating human safety hazards and minimizing environmental damage by responding quickly to spill events and containing discharges immediately after discovery.

The following standards are applicable throughout the Village:

- Require an adequate plan for prevention and control of petroleum discharges at any major petroleum related facility.
- Undertake clean-up and removal activities of petroleum discharge in accordance with guidelines contained in the New York State Water Accident Contingency Plan and Handbook, and give first priority to minimizing environmental damage by:

- Responding quickly to contain petroleum spills.
- Containing discharges immediately after discovery.
- Recovering petroleum discharges using the best available practices.
- Encouraging careful self-monitoring of auto-related businesses.

Policy 8.5 Transport solid waste and hazardous substances and waste in a manner that protects the safety, well being and general welfare of the public; the environmental resources of the state; and continued use of transportation facilities.

Applicability to Sackets Harbor:

The Village of Sackets Harbor will develop Village guidelines to carry out the intent of this policy in its collection and transport of solid waste.

Policy 8.6 Seek alternative locations outside Sackets Harbor for solid and hazardous waste disposal facilities.

Applicability to Sackets Harbor:

Sackets Harbor is seeking to revitalize and maintain waterfront, Village core, and rural areas that are healthy and attractive to residents and visitors. Waterfront lands must be preserved for water-dependent and water-enhanced uses. Sackets Harbor includes a much higher concentration of population than in outlying areas of the town and county. For these reasons, the siting of solid and hazardous waste storage or disposal facilities within the Village is prohibited.

3.3 Public Coast Policy

Policy 9.0 Improve public access to, and recreational use of, coastal waters, public lands, and public resources of the waterfront area.

Explanation of Policy:

Physical and visual access to coastal lands and waterfronts is limited for the general public along many stretches of Lake Ontario. Private development has made much of the waterfront physically inaccessible. Many views have been lost or blocked. Use of the water surface has also been impeded by the lack of appropriate access structures for pedestrians and watercraft. Given the lack of adequate public access and recreation, this policy incorporates measures needed to improve public access and recreational resources throughout the coastal area.

Applicability to Sackets Harbor:

Sackets Harbor provides diverse opportunities for access and recreational opportunities to its waterfront. The prevailing access issue in Sackets Harbor is related to the quality and limitation of existing waterfront access

facilities. There is a lack of connection between the Village core and rural waterfront areas and to local and regional trail systems. Also, potential public waterfront properties have yet to be developed or enhanced.

Subpolicy standards related to Policy 9 include the following:

Policy 9.1 Promote physical public access and recreation throughout Sackets Harbor.

Explanation of Policy:

Public access and recreation facilities improve the quality of life for residents and generate revenues for the businesses throughout Sackets Harbor. The following standards will be used as a guide in making future decisions regarding public access and expanding recreation opportunities:

- Create more opportunities for pedestrian/stroller/bicycles to get to and enjoy the waterfront.
- Foster new ways to connect existing paths with new paths so as to create a multi-use trail network. Also, make trail connections to regional trails that bridge communities in town, county, and state.
- Provide for an increase of appropriate active and passive recreational opportunities in the waterfront areas.
- Provide for the needs of special populations such as the elderly and persons with disabilities in accordance with the federal Americans with Disabilities Act (ADA).

Applicability to Sackets Harbor:

Developing new access opportunities will be a priority for Sackets Harbor. Sackets Harbor will implement capital and programmatic projects to:

- Develop walkways along the waterfront, wherever feasible, with regard for the preservation of the natural shoreline.
- Strengthen physical linkages between the waterfront, open space and the rest of the Village by improved access, signage, sidewalks, and trails.
- Increase access opportunities for recreational visitors to the waterfront by accommodating automobiles and bicycles in designated visitor parking area.
- Develop shoreline access opportunities for non-motorized watercraft.
- Incorporate land use and zoning requirements for public access to the waterfront.
- Encourage the incorporation of parks and other green spaces (i.e., pedestrian access and trails) within any new development.

Policy 9.2 Protect and provide public visual access to waterfront lands and waters from public sites and transportation routes where physically practical.

Explanation of Policy:

To the extent feasible, views of the waterfront from roads and public access locations should be expanded to allow full appreciation of the beauty of these resources, and to increase the attractiveness of the waterfront for residents and visitors.

The following standards should be applied with respect to increasing visual access to waterfront lands and water:

- Limit physical blockage of existing visual access by constructing improvements and buildings at an appropriate scale and location.
- Protect view corridors provided by streets or natural resources.
- Provide interpretive signs/kiosks/exhibits at appropriate locations to enhance the understanding and enjoyment of views.
- Allow and encourage vegetative or other screening of uses that detract from the visual quality of the waterfront.
- Adopt and enforce regulatory and land use mechanisms that preserve and enhance visual resources.

Applicability to Sackets Harbor:

Sackets Harbor has significant scenic resources. Because of the historic character of Sackets Harbor and its existing open space, these resources are not limited to water-related views. Since scenic resources define the character of Sackets Harbor and have significant impact on private property values and the resultant tax base, view preservation and enhancement should receive serious attention. Views should be an important part of any revisions to local zoning and planning regulations.

Policy 9.3 Preserve public interest concerning lands and waters held in public trust by the state and other government levels

Policy 9.4 Assure public access along public trust lands above the line of mean low water.

Policy 9.5 Provide access and recreation that is compatible with natural resource values

Explanation of Policies 9.3, 9.4, and 9.5:

Access and recreational activities must avoid adverse impacts on natural resources. The following factors will be utilized in determining the potential for adverse environmental effects:

- The intensity of the anticipated recreational activity.
- The level of disturbance associated with the activity.

- The sensitivity of the natural resources involved.
- The impacts of required operations and maintenance activity.

Access should be limited where the uncontrolled public use of a recreational facility or public access site would impair the natural resources.

The following additional standards and guidelines will be applied in analyzing recreation and public access projects along waterfront areas:

- Provide access for fish and wildlife related activities, so long as the level of access would not result in unacceptable adverse impacts to, or loss of, the resources themselves.
- Use methods and structures of access that maintain and protect open space areas associated with natural resources.
- Impose seasonal limitations on public access where necessary to avoid adverse environmental impacts. This is especially true during the winter season when snowmobiles can cause damage to the banks of rivers and streams and cause excessive noise, and during drought periods when soil and vegetation are easily eroded.

Applicability to Sackets Harbor:

In designing access facilities to and along the waterfront, provision should be made for the protection and enhancement of natural habitat at the mouth of Mill Creek and along the shoreline at sandy beach areas, such as the Bolton's Beach area.

Access facilities at the water's surface, i.e., water trails, boat launches, and docks, should be sited and designed with minimum impact to shoreline habitats or to land-based natural resources used for access to the waterfront.

Where possible, existing access facilities such as the abandoned oil pipeline pier should be used and enhanced rather than building new facilities.

3.4 Working Coast Policies

Policy 10.0 Protect water-dependent uses and promote the siting of new water-dependent uses in suitable locations.

Explanation of Policy:

The intent of this policy is to protect existing water-dependent commercial and recreational uses on the waterfront and to promote their future siting in accordance with the reasonably expected demand for such uses. Given the finite amount of waterfront property suitable for purposes of development, it is reasonable to

expect that the long-term demand for waterfront space will only intensify. To ensure that water-dependent uses can be accommodated within the State, State agencies and local governments should discourage non-water-dependent and non water-enhanced uses. It is also the intent of this policy to foster orderly water use by establishing management standards to address conflicts, congestion, and competition for space in the use of surface waters and underwater lands.

Applicability to Sackets Harbor:

This policy will be implemented by proposed improvements to the oil pipeline pier and public access to the Bolton's Beach area and Chapin Alley.

Subpolicy standards relating to Policy 10 include the following:

Policy 10.1 *Protect water-dependent uses*

Explanation of Policy:

The uses and facilities considered as water-dependent are:

- Uses that depend on the utilization of resources found in coastal waters (e.g., fishing, marine culture activities, wetland habitat);
- Recreational activities that depend on access to coastal waters (e.g., swimming, fishing, boating, wildlife viewing);
- Flood and erosion protection structures (e.g., breakwaters, bulkheads);
- Facilities needed to store and service boats and ships (e.g., marinas, boat storage and repair, boat construction yards);
- Scientific/educational activities which, by their nature, require access to coastal waters (e.g., oceanographic activities, historic, cultural, and environmental interpretation);
- Support facilities that are necessary for the successful functioning of permitted water-dependent uses (e.g., parking lots, fish and crab shacks, snack bars, first-aid stations, short-term storage facilities). Though these uses must be near the given water-dependent use, they should, as much as possible, be sited inland from the water-dependent use rather than on the shore.
- Uses involved in the sea/land transfer of goods (e.g., docks, ferry transit, pipelines);
- Structures needed for navigational purposes (e.g., locks, dams, lighthouses).

Applicability to Sackets Harbor:

The waterfront, as it exists in 2006, is dominated by commercial and residential property as well as the Battlefield State Historic Site. The water-dependent uses include the boat launch and Market Square Park, the marinas, and the public water intake plant. Any actions that would displace, or otherwise significantly impact

or interfere with these existing and other functional water-dependent uses should be avoided. Caution should be exercised, however, to ensure that the overall intensity of water-dependent uses is maintained at an appropriate level, so as to suitably complement the other uses in the Village and not adversely alter the character of the area. An over-intensification of water-dependent uses along the Sackets Harbor shoreline would alter the character of the community and, therefore, is not desirable. The Village should, however, provide suitable incentives to promote the continued viability of existing water-dependent uses in the Village.

Policy 10.2 Promote the siting of new water-dependent uses at suitable locations and provide for their safe operation.

Explanation of Policy:

When siting new water-dependent uses, the state guidelines encourage:

- Compatibility with adjacent uses, protection of other coastal resources, and enhancement of the surrounding community.
- Matching water-dependent uses with suitable locations to reduce any conflicts that might arise between competing uses and to anticipate impact on the local and regional real estate market. The anticipated impact of these considerations could be the increased protection of existing water-dependent activities, or the encouragement of water-dependent development or an ecological reclamation project.
- Consideration of the availability of in-place facilities and services such as public sewers, public water lines, adequate power supply, emergency vehicle access, and pedestrian and public transportation access.
- If recreational boating is planned, consider setting aside a sheltered site (e.g., protected cove or navigational channel).
- Give preference to underutilized and environmental reclamation sites to provide stimulus for capital programming, permit expediting, and other state and local actions that will be used to promote the site.
- Provide for future expansion by considering long-term space needs for water-dependent uses, and where practicable, accommodate future demand by identifying more land that is needed in the near future.

If there is no immediate demand for a water-dependent use in a given area, but a future demand is reasonably foreseeable, temporary non-water-dependent uses should be considered preferable to permanent non-water-dependent uses that involve an irreversible, or nearly irreversible commitment of land, such as paved and/or structural athletic facilities.

New water-dependent uses should be located within the developed areas that contain concentrations of water-dependent commercial or recreational uses. These uses should be discouraged from undeveloped areas unless: there is a lack of suitable sites; there is a demonstrated demand for the use; the use has unique location requirements; the use is small scale and has the principal purpose of providing access to a waterway and is consistent with the character of the area.

Applicability to Sackets Harbor:

Sackets Harbor will engage in long-term planning for the best possible waterfront uses in the Waterfront Area. Local land use controls, especially the use of zoning districts exclusively for waterfront uses, can be an effective tool to encourage and set aside adequate space for the development of water-dependent and water-enhanced uses. While seeking to promote a balance of both passive and active recreational activities in the waterfront/shoreline area, Sackets Harbor should encourage low-impact commercial and recreational (public and private) water-dependent uses such as the following:

- Floating docks
- Launch for non-motorized watercraft (canoe, kayak, shell)
- Recreational fishing facilities
- Public beach area for swimming
- Marine/military themed educational facilities
- Small non-motorized boat rental, repair, and storage facilities
- Marine habitat restoration and study area
- Wildlife viewing areas

These uses should be accompanied by appropriate and adequate waterside and landside access, including walkways, public transportation, and parking.

Sackets Harbor should locate these new and expanded uses in an area with other water-dependent commercial or recreational uses and where they will be exposed to the greatest public use and benefit. Currently, the most appropriate areas for some of these water-dependent proposal is site specific. For instance, the appropriate area for a swimming beach is located at Bolton's Beach because of its natural beach conditions. A launch for non-motorized watercraft is most appropriate in the Village core at Chapin Alley. The siting of the other proposals varies. Locations that exhibit important natural resource values, such as wetlands and fish and wildlife habitats, should be avoided (e.g., the fragile environment on the banks and mouth of Mill Creek).

Policy 10.3 Improve the economic viability of water-dependent uses.

Explanation of Policy:

Many water-dependent uses contain and are supported by non-water-dependent uses. Such ancillary uses, complementary and supportive to the water-dependent use, do not impair the ability of water-dependent uses to function. Non-water-dependent accessory or mixed-use development may be allowed provided the following standards are met:

- Accessory uses are subordinate and functionally related to the principal water-dependent use and contribute to sustaining the water-dependent use.
- Mixed uses subsidize the water-dependent use and are accompanied by a demonstrable commitment to continue operation of the water-dependent use.
- Uses are sited and operated so as not to interfere with the principal operation of the site for a water-dependent use, and
- Uses do not preclude future expansion of a water-dependent use.

Other uses may be incorporated in the waterfront/shoreline area, particularly water-enhanced and marine support services, provided that these uses:

- Improve the working waterfront and its character.
- Do not interfere with the efficient operation of another water-dependent use.
- Make beneficial use of a coastal location through siting and design to increase the public's enjoyment of the waterfront.

Applicability to Sackets Harbor:

Sackets Harbor should give favored treatment to water-dependent and water-enhanced uses with respect to capital programming for the waterfront/shoreline Area. Particular priority should be given to the improvement and maintenance of the current level of transportation infrastructure to access the waterfront and pedestrian access within areas suitable for water-dependent and water-enhanced uses.

Sackets Harbor should consider incentive mechanisms to encourage privately-owned water-dependent uses that provide public access to the waterfront. In addition, Sackets Harbor should maintain a list of sites available for non-water dependent uses in order to assist developers seeking alternative sites for their proposed projects.

Policy 10.4 Allow water-enhanced uses, which complement or improve the vitality of water-dependent uses.

Explanation of Policy:

In addition to water-dependent uses, uses which are enhanced by a waterfront location should be encouraged to locate along the shore, though not at the expense of water-dependent uses. A water-enhanced use has no critical dependence on obtaining a waterfront location, but the profitability of the use and/or the enjoyment

and educational level of the users would be increased significantly if the use were adjacent to, or had visual access to, the waterfront. A restaurant that uses good site design to take advantage of waterfront views, or a performing arts structure that incorporates the shoreline as a scenic backdrop are two examples of water-enhanced uses.

Water-dependent uses are often supported by water-enhanced uses, both commercial and recreational, that are complimentary to the water-dependent use and do not impair the ability of the water-dependent uses to function. Water-enhanced uses should be compatible with water-dependent uses, provide beneficial support, and be a positive impact on the waterfront.

The following criteria shall be considered when determining if a proposed water-enhanced use is appropriate at any of these locations.

- The use should be sited and operated so that it does not interfere with water-dependent uses.
- The use should be sited so that it does not interfere with views from the waterfront, the Village core, and open space.
- The use should be sited in a manner that does not limit or eliminate future opportunities for expansion of a water-dependent use.
- The use should complement existing or proposed water-dependent uses and serve to draw more visitors to the waterfront, thus supporting the water-dependent uses.
- Whenever possible, the use should provide access to year-round activities.
- The activity should make beneficial use of a shoreline location through siting and design to increase public enjoyment of the waterfront by, at a minimum, providing good, safe access to the waterfront.

Applicability to Sackets Harbor:

One of the most practical and publicly beneficial water-enhanced uses in the waterfront/shoreline area is the proposed development of a Village-wide trail system that will allow park visitors to walk along portions of the waterfront and explore the urban and rural aspects of the entire Village. This project will provide access to the waterfront while enhancing enjoyment of Lake Ontario and complementing other activities in the area.

Policy 10.5 *Promote the efficient management of surface waters and underwater lands.*

Explanation of Policy:

There is the potential for congestion, competition for recreational space, and mix of incompatible uses on water resources in Sackets Harbor. This can degrade the water quality, natural areas, wetlands, and wildlife habitats. It can negatively impact the public's ability to enjoy these resources. Future opportunities for economic growth and development may also be impacted by these issues, and thus result in the loss of tourism and economic growth opportunities.

The following criteria should be considered when determining if a proposed water-dependent use is appropriate:

- Boat launch areas, fishing piers, public beaches, and surface water uses will not be sited so as to encroach upon water uses such as navigational channels.
- By careful consideration and analysis of the access for and uses taking place or planned on the water itself, match water-dependent uses with the most suitable locations thereby reducing or eliminating conflicts between potential uses.
- Restrict the use of jet-skis and similar motorized equipment that create conflicts with adjoining land uses and marine uses by virtue of their noise, size, and speed.
- In selecting appropriate locations for water-dependent uses, consideration will be given to the availability of public sewers, public water lines, parking, pedestrian access, and access to roads for delivery and emergency vehicles.
- Native flora and fauna should be protected and encouraged in the Mill Creek channel way, including the outlet.

Policy 11.0 Promote sustainable use of fish and wildlife resources.

Explanation of Policy:

Living resources play an important role in the social and economic well being of the waterfront community. Sackets Harbor is located within a high quality fishing area. Fishing and bird watching are important activities in the waterfront revitalization area. The continued uses relating to fish and wildlife resources depend on maintaining the long-term health and abundance of marine life, wildlife, and their habitats. Allocation and use of the available resources must be consistent with the restoration and maintenance of healthy stocks and habitats and must maximize the benefits of resource use to provide valuable recreational experiences.

Subpolicy standards relating to Policy 11 include the following:

Policy 11.1 Ensure the long-term maintenance and health of living water resources

Explanation of Policy:

The following standard shall be adhered to, ensuring the maintenance and health of existing living water resources:

- Recreational use of living marine resources shall be managed in a manner that places primary importance on maintaining the long-term health and abundance of the resources and fisheries.

- Consider the location of existing fish and wildlife habitats when new waterfront developments are proposed and existing developments are expanded.
- Promote responsible commercial and recreational uses and manage these uses in consultation with DEC and in accordance with DEC regulations, to reduce the potential for exploitation of water resources.
- Protect and restore fish and wildlife habitats wherever possible.
- Encourage and participate in DEC educational and management efforts to avoid introducing aquatic nuisance species such as zebra mussels, Eurasian watermilfoil, and Purple Loosestrife. Participate in the environmental review of state, local, or private projects proposed to control aquatic nuisance species.
- Provide the public with educational resources that foster awareness of all living water resources in Lake Ontario.

Policy 11.2 Provide for commercial and recreational use of fisheries.

Explanation of Policy:

Although this policy seeks to promote both commercial and recreational fishing, commercial sport fishing is an historic use on Lake Ontario, and its importance as an industry has significantly diminished. The "commercial" guidelines of this policy do not play a significant role in the Sackets Harbor LWRP.

Recreational fishing guidelines include:

- Provide a valuable recreational experience.
- Protect public health from potential contaminants.
- Provide adequate infrastructure to meet the recreational needs including appropriate fishing piers, dockage, and parking.
- Foster direct public recreational use of marine resources along shorelines, bays, and surface waters.

Applicability to Sackets Harbor:

Currently, the Sackets Harbor waterfront has no infrastructure for recreational fishing and most fishing takes place from the rocks along the shoreline. Any public or private redevelopment at the waterfront should include appropriate facilities and programs to promote recreational fishing in appropriate facilities and programs to promote recreational fishing in appropriate locations. These should include fishing pier/floating dock, bait vending (machine or shop), areas for siting and dedicated parking.

Policy 12.0 Protect the agricultural lands.Explanation of Policy:

This policy intends to protect existing agricultural lands.

Applicability to Sackets Harbor:

The Village of Sackets Harbor contains several significant agricultural lands. The Village could enhance the role of agriculture in the Village by considering the development of a farmers' market. Creating a retail outlet for locally grown foods helps to preserve nearby agricultural activities. Small farmers in the north country need access to markets in populated areas. Currently, the City of Watertown supports weekly farmers' markets in the warmer months. The additional demand for these goods should be determined (and encouraged), therefore, before a market is established in Sackets Harbor.

Subpolicy standards relating to Policy 12 include the following:

Policy 12.1 Minimize the loss of important agriculture land.Applicability to Sackets Harbor:

Implementing a policy of protecting agricultural use of land must concentrate on controlling the replacement of agricultural land uses with non-agricultural land use as the result of some public action. Many factors such as markets, taxes, and regulations, which influence the viability of agriculture in a given area, can only be addressed on a statewide or national basis.

This policy requires a concern for the loss of any important agricultural land.¹ However, the primary concern must be with the loss of agricultural land when that loss would have a significant effect on an agricultural area's ability to continue to exist, to prosper, and even to expand.

A series of determinations are necessary to establish whether a public action is consistent with the conservation and protection of agricultural lands, or whether it is likely to be harmful to the health of an agricultural area. First, it must be determined whether a proposed public action would result in the loss of important agricultural lands as mapped in Section II - Inventory and Analysis (See Figure __, _____, for areas with prime agricultural soils). If it would not result, either directly or indirectly, in the loss of identified important agricultural lands, then the action is consistent with this policy. If it is determined that the action would result

¹ Important agricultural land shall include all land within an agricultural district or subject to an eight-year commitment which has been farmed within at least two of the last five years, or any land farmed within at least two of the five years in soil groups 1-4 as classified by the Land Classification System established by the New York State Department of Agriculture and Markets, or any land farmed within at least two of the last five years which is influenced by climate conditions which support the growth of high value crops. Additionally, agricultural land not meeting the above criteria but located adjacent to any such land and forming part of an on-going agricultural enterprise shall be considered important agricultural land.

in a loss of identified important agricultural lands, but that loss would not have an adverse effect of the viability of agriculture in the surrounding area, the action may also be consistent with this policy. In that case, however, the action must be undertaken in a manner that would minimize the loss of important farmland. If the action is determined to result in a significant loss of important agricultural land, that is if the loss is to a degree sufficient to adversely affect surrounding agriculture's viability -- its ability to continue to exist, to prosper, and even to expand -- then the action is not consistent with this policy.

The following guidelines define what needs to be considered when determining the impact of a publicly-supported activity on agricultural lands:

- A public action would be likely to significantly impair the viability of an agricultural area in which identified important agricultural lands are located if:
 - The action would occur on identified important agricultural land and would either (1) consume more than 10% of the land of an active farm² containing such identified important agricultural lands, (2) consume a total of 100 acres or more of identified important agricultural land, or (3) divide an active farm with identified important agricultural land into two or more parts, thus impeding efficient farm operation.
 - The action would result in environmental changes which may reduce the productivity or adversely affect the quality of the product of any identified important agricultural lands.
 - The action would create real estate market conditions favorable to the conversion of large areas of identified important agricultural land to nonagricultural uses. Such conditions may be created by:
 - Public water or sewer facilities to serve non-farm structures.
 - Transportation, improvements, except for maintenance of, and safety improvements to, existing facilities, serving non-farm or non-farm related development.
 - Major non-agribusiness commercial development adjacent to identified agricultural lands.
 - Major public institutions.
 - Residential uses other than farm dwellings.
 - Any change in land use regulations applying to agricultural land which would encourage or allow uses incompatible with the agricultural use of the land.

The following types of facilities and activities should not be construed as having adverse effects on the preservation of agricultural land:

² A farm is defined as an area of at least 5 acres devoted to agricultural production as defined in the Agricultural District Law and from which agricultural products have yielded gross receipts of \$10,000 in the past year.

- Farm dwellings, barns, silos, and other accessory uses and structures incidental to agricultural production or necessary for farm family supplemental income.
- Agribusiness development, which includes the entire structure of local support services and commercial enterprises necessary to maintain an agricultural operation, e.g., milk hauler, grain dealer, farm machinery dealer, veterinarian, vineyards, food processing plants.

In determining whether an action that would result in the loss of farmland is of overriding regional or statewide benefit, the following factors should be considered:

- For an action to be considered overriding, it must be shown to provide significantly greater benefits to the Village, region or state than are provided by the affected agricultural area (not merely the land directly affected by the action). In determining the benefits of the affected agricultural land to the region or state, consideration must be given to its social and cultural value, its economic viability, its environmental benefits, its existing and potential contribution to food or fiber production in the state and any state food policy, as well as its direct economic benefits.
- An agricultural area is an area predominantly in farming and in which the farms produce similar products and/or rely on the same agribusiness support services and are to a significant degree, economically inter-dependent. At a minimum, this area should consist of at least 500 acres of identified important agriculture land. For the purpose of analyzing impacts of any action on agriculture, the boundary of such area need not be restricted to land within the coastal boundary. If the affected agricultural lands lie within an agricultural district then, at a minimum, the agricultural area should include the entire agricultural district.
- In determining the benefits of an agricultural area, its relationship to agricultural lands outside the area should also be considered.
- The estimate of the economic viability of the affected agricultural area should be based on an assessment of:
 - soil resources, topography, conditions of climate and water resources;
 - availability of agribusiness and other support services, and the level and condition of investments in farm real estate, livestock and equipment;
 - the level of farming skills as evidenced by income obtained, yield estimates for crops, and costs being experienced with the present types and conditions of buildings, equipment, and cropland;
 - use of new technology and the rates at which new technology is adopted;

- competition from substitute products and other farming regions and trends in total demand for given products; and
 - patterns of farm ownership for their effect on farm efficiency and the likelihood that farms will remain in use.
- The estimate of the social and cultural value of farming in the area should be based on an analysis of:
 - the history of farming in the area;
 - the length of time farms have remained in one family;
 - the degree to which farmers in the area share a cultural or ethnic heritage;
 - the extent to which products are sold and consumed locally; and
 - the degree to which a specific crop(s) has become identified with a community.
- An estimate of the environmental benefits of the affected agriculture should be based on analysis of:
 - the extent to which the affected agriculture as currently practiced provides a habitat or food for wildlife;
 - the extent to which a farm landscape adds to the visual quality of an area;
 - the degree to which any regional or local open space plans, the open space contributes to air quality; and
 - the degree to which the affected agriculture does, or could, contribute to the establishment of a clear edge between rural and Village or hamlet development.

Whenever a proposed action is determined to have an insignificant adverse effect on identified important agricultural land, or whenever it is permitted to substantially hinder the achievement of the policy according to DOS regulations, Part 600, or as a result of the findings of an EIS, then the required minimization should be undertaken in the following manner:

- The proposed action shall, to the extent practicable, be sited on any land not identified as important agricultural, or, if it must be sited on identified important agricultural land, sited to avoid classes of agricultural land according to the following priority:
 - prime farmland in orchards or vineyards;
 - unique farmland in orchard or vineyards;
 - other prime farm land in active farming;
 - farmland of statewide importance in active farming;
 - active farmland identified as having high economic viability;
 - prime farmland not being farmed; and
 - farmland of statewide importance not being farmed.

To the extent practicable, agricultural use of identified important agricultural land not directly necessary for the operation of the proposed non-agricultural action should be provided for through such means as lease arrangements with farmers, direct undertaking of agriculture, or sale of surplus land to farmers. Agricultural use of such land shall have priority over any other proposed multiple use of the land.

The following activities would be considered appropriate in pursuing this policy:

- Use of clustering to preserve areas suitable for agriculture and to allow for a critical mass of land area necessary for the continuation of agriculture.
- Support of the agricultural district program which reduces assessments on farmland within the district.
- Use of large lot, very low density zoning.
- Encouragement, through zoning for example, of a variety of agricultural activities, including breeding of race horses and raising of cattle, growing nurseries, orchards, vineyards and horticultural production from commercial greenhouses which will help maintain and/or strengthen the agricultural sector of the Village's economy.
- Use of conservation easements to protect significant portions of farms.
- Use of transfer or acquisition/purchase of development rights to promote continuation of farming activities.

Policy 13.0 Promote appropriate use and development of energy and mineral resources.

Explanation of Policy:

The intent of this policy is to foster the conservation of energy resources in Sackets Harbor.

Applicability to Sackets Harbor:

Development of large scale energy production and mineral resources are not proposed in the Village and are considered an incompatible land use.

Subpolicy standards relating to Policy 13 are as follows:

Policy 13.1 Foster the conservation of energy resources.

Applicability to Sackets Harbor:

Energy efficiency can be achieved through several means that fall into the jurisdiction of local governments. The conservation of energy should be an important part of prudent future planning in the Village of Sackets Harbor. Energy saving measures will include the following:

- Monitoring of electricity, natural gas, and gasoline consumption by all Village-owned structures and vehicles, and encouraging all Village residents to do the same.
- Promoting an increased use of public transportation where practical and to the extent feasible.
- Integrating modes of transportation (pedestrian, bicycle, auto, and waterborne).
- Promoting energy efficient design in new development, including the use of solar and wind energy, and landscaping for thermal control.
- Promoting greater energy generating efficiency through upgrades of existing public facilities.
- Retrofitting existing equipment (e.g., street and parking lot lighting) that is inefficient and wastes energy.

Policy 13.2 Promote alternative energy sources that are self-sustaining

Explanation of Policy:

Self-sustaining alternative energy sources conserve the use of natural resources and help to preserve and improve water and air quality. Siting, development, and improvements of alternative energy facilities should avoid interference with sensitive aquatic and shoreline ecosystems, and wildlife habitats.

Applicability to Sackets Harbor:

The Village of Sackets Harbor should encourage energy conservation by:

- Use of renewable and non-polluting energy sources, e.g., passive solar, solar storage units, wind power, fuel cells, and electric cars, should be encouraged in municipal buildings, private homes, commercial buildings, public spaces, and industry.
- Researching alternative energy saving devices for use in a Village pilot program.
- Educating residents about state and federal subsidy programs for alternative energy sources in homes and cars.

The development of major, new energy production sources are not proposed in the Village and are considered an incompatible land use.

Policy 13.3 Consider energy use and environmental impact in the siting of major energy generating facilities

Explanation of Policy:

No major energy generating facilities are proposed in the Village and are considered an incompatible land use.

Policy 13.4 *Minimize adverse impacts from fuel storage facilities.*Explanation of Policy:

Discharges and adverse impacts from fuel storage facilities are managed in accordance with NYSDEC regulations and permit standards. The following standards were derived from Environmental Conservation Law, Article 23, Title 17, and from Federal Safety Standards 40 CFR Part 193:

- Ensure that production, storage, and retention of petroleum products in Sackets Harbor is done in accordance with DEC regulations.
- Liquefied natural gas facilities must be safely sited and operated.
- Natural resources must be protected by complying with local, county, and state oil-spill contingency plans.

Policy 13.5 *Ensure that mining excavation, and dredging do not cause an increase in erosion, an adverse effect on natural resources, or degradation of visual resources.*Explanation of Policy:

This policy regulates mining, excavation, and dredging activities in Sackets Harbor. Due to the disruptive nature of these activities and the environmental sensitivity of the area, caution must be exercised to ensure these activities do not adversely affect natural resources or disturb the human environment. The impact on visual resources is important since the waterfront area provides significant scenic views. Mining operations currently do not exist within or adjacent to Sackets Harbor.

Dredging often proves to be essential for waterfront revitalization and development, maintaining navigation channels at sufficient depths, removing pollutants, and meeting other waterfront management needs. Dredging project, however, may adversely affect water quality, fish and wildlife habitats, wetlands, and other important waterway resources. Often these adverse effects can be minimized through careful design and timing of the dredging operation, and proper siting of the dredge spoil disposal site. Dredging is a New York State regulated activity. Permits will be granted if it has been satisfactorily demonstrated that these anticipated adverse effects have been reduced to levels which satisfy dredging permit standards set forth in regulations developed pursuant to Environmental Conservation Law (Articles 15, 24, 25, and 34).

Applicability to Sackets Harbor:

Dredging is not currently proposed for any water bodies in Sackets Harbor. Any mining, dredging or excavation efforts will be discouraged within the coastal area controlled by Sackets Harbor, and activities that

interfere with natural coastal process will not be allowed. Any future plans for dredging must comply with state and federal regulations governing coastal waters.

4.0 Proposed Land And Water Uses And Proposed Projects

4.1 Proposed Land Uses

The proposed land uses in the Village of Sackets Harbor are intended to implement the policies contained in Section 3.0. They reflect a vision for the application of these policies to the existing and historic land use patterns and to natural and man-made resources. Land development opportunities and constraints also are taken into account. The proposed land uses are illustrated in Figure ____.

Village Core: The Village Core as defined in the LWRP/HAMP includes the commercial business center and most of the historic residential areas in the Village. In general, the Village Core land use patterns are relatively stable and do not seem subject to pressures that would lead to foreseeable major changes in land use or would be likely to significantly alter the character of the Core. All policies should support the fundamental concept that the Village Core contains the business center of the Village; with some commercial use at Madison Barracks.

A minor increase, however, in the intensity of land use within the Core area will occur due to commercial, residential, and recreational improvements on both developed and undeveloped sites. It is planned that over time, the Village Core characteristics expand to the east and west to allow sustainable types of growth. Lot size and the scale of street blocks are expected to reflect the historic land patterns in this area. Along the harbor front a number of underutilized sites that impact the larger area are proposed for commercial and recreational improvements. The major harbor front use will continue to provide access, dock space, and services for recreational boating. The LWRP/HAMP does not propose any changes to the general land use pattern in this area.

It is critical to the preservation of the traditional village development pattern to identify the Main Street business district as the sole commercial center for the Village. One issue that may arise from the concept of a “one business district” Village is the expansion of that district into residential areas or the pressure to establish other commercial centers in the Village. Of course the “one business district” concept recognizes that commercial uses are also permitted in Madison Barracks in accordance with its PDD. However In order to maintain the integrity of the village core, expansion into residential neighborhoods should only be permitted on vacant lots adjacent to existing commercial buildings. Commercial uses in residential buildings should be tightly controlled to maintain the character and integrity of residential neighborhoods. Conversely, new residential construction in the business district should be discouraged.

Village Edge: The Village Edge as defined in the LWRP/HAMP includes all the lands outside of the Village Core. With the exception of the Madison Barracks PDD, the proposed land use in the Village Edge areas is envisioned as continued residential and agricultural use. Expanded public recreational land use is also proposed. It is expected that as growth pressures occur a majority of the agricultural land will remain active or

set aside as public open space. In addition, the Village should carefully extend its historic patterns of development so that the definition between of the Village Core and the Village Edge remains intact.

4.1.1 Adopt This Plan as the Comprehensive Plan for the Village

The adoption of a comprehensive plan for the Village is a natural and appropriate sequence after the adoption of the LWRP/HAMP because it fulfills the requirements to implement new zoning. The "25 to 40 year Illustrative Development Plan with modified Land Use Regulations" developed in the LWRP/HAMP should serve as the master plan for the Village. The plan respects historical settlement patterns and serves as a framework for future growth in Sackets Harbor based upon three key concepts: 1) the Main Street business center as the sole commercial district, 2) the historic grid pattern of development carefully extends from the Village Core, and 3) the preservation of cultural and natural resources. In this plan, the grid layout for streets and the block configuration in the Village center is extended so that new development will compliment and build on the existing character of the Village. Amorphous shaped blocks are discouraged. In rural areas of the Village edge, road extensions should be supplemented to create a series of connecting streets rather than cul-de-sac or dead-end streets. The plan also illustrates development phasing recommendations for where development or redevelopment should occur during the next 5-10 years and then later in the 25-40 year range.

4.1.2 Review and Modify Village Land Use Regulations

The Village has indicated and accepted the fact that the current Village land use regulations require review and updating. The current zoning law is inconsistent with the vision outlined in the LWRP/HAMP. Moreover, the zoning law inadequately addresses numerous issues that now face the Village. The predictability of growth in the Village and the protection of open space, for example, are not addressed in the current code. The Village also has no provision regulating or limiting coverage of lots with impervious surfaces and there are no provisions concerning conservation subdivisions. There are also inadequate guidelines to address historic preservation issues pertaining to modifications and new construction of buildings and the use of new materials in historic districts. Today there are alternative standards and practices for regulation of land use and building construction. The Village should conduct an extensive review of its current land use regulations to bring them into conformity with existing needs and realities and to reflect a consistent vision for the future. Primarily, modified regulations should encourage development patterns that maintain the character of the rural landscape at the outer edges of the Village and the settlement density established in the Village Core.

4.1.3 Protect Scenic Views and Vistas

The Village should protect and enhance the extraordinary scenic views and vistas of the Black River Bay, Lake Ontario, Mill Creek and existing open spaces. Scenic views define the character of Sackets Harbor and have a significant, positive impact on private property values and the resultant tax base. The Village should explore new mechanisms to preserve and enhance views throughout the Village. The Village should do all it can to preserve, feature, maintain, and expand views and vistas.

4.1.4 Protect Private and Public Open Space Resources

Much of the Sackets Harbor's open space is, and should remain, in private ownership. The Village should develop several alternative strategies designed to encourage continued revenue-producing private ownership of open space in the Village while retaining the public values of that land, i.e., natural resource conservation, scenic view preservation, public access, and recreational use. The LWRP/HAMP recommends the following Village actions regarding open space resources:

4.1.4.1 Open Space Inventory

First and foremost, the Village with the Town of Hounsfield should complete a detailed study of existing open space. This inventory would allow the Village to better understand which land should be retained as open space for the purposes of preservation and recreation. The scenic value of property should carry substantial weight among other important considerations (such as wildlife habitat and adaptability for active recreation) governing land acquisition. Improvements such as structures, parking facilities, and fencing proposed by the Village to adapt newly acquired open space for recreational use should be carefully controlled to minimize negative impacts on scenic values. Potential lands for public acquisition should be identified as well as options for creating a bank to acquire the land should be reviewed as part of this study.

4.1.4.2 Open Space Criteria

The Village should develop a set of criteria to evaluate its inventory of public and private open space land. These criteria will be consistent with NYS coastal policy standards (Section 3.0) and address environmental features, preservation and use goals, planning implications, economic implications, and acquisition issues. Among these criteria will be the potential impact of public ownership on the Village's tax revenue. The Village's tax base should be preserved wherever feasible. Therefore, tax-exempt properties should receive a higher priority for acquisition, and acquisition of property that is currently on the tax roles should be considered only as a last resort after all other options have been explored for obtaining the desired use of said property.

4.1.4.3 Ownership Options

The Village should study available options to negotiate the public use of privately owned lands for conservation and recreational purposes, including tax incentives, easements, transfer of development rights, or lease. Acquisition of private land by the Village should only be considered as a last resort.

4.1.4.4 Land Trust

The Village should partner with a local land trust, conservation, or preservation organization, e.g., The Land Trust (LT), to assist the Village in developing an open space strategy and negotiating on behalf of the Village with regard to future Village land transactions.

4.1.4.5 Open Space/Recreation Committee

The Village should create an Open Space/Recreation Commission to manage open space issues. The commission would assist the Village in making decisions regarding the purchase of open space parcels and be responsible for developing and applying evaluation criteria for these parcels to determine their value to the Village and the feasibility of their use by the Village. The Sackets Harbor Central School and the Town of Hounsfield should participate as well. Until an Open Space/Recreation Commission is created, the Local Waterfront/Heritage Area Advisory Council should continue to address and manage open space issues.

4.1.4.6 Village Financial Resources

The Village should use local sources of open space funding in conjunction with county, state, and federal matching funding resources to conserve important open space resources in the Village.

4.1.5 Encourage Continued Agricultural Land Use

Every effort should be made to promote the continuation of farming in the three areas within the Village which are currently in active agricultural production. The LWRP/HAMP recommends that the Village consider measures to protect these areas from potential development pressures.

4.1.5.1 Establish Agricultural Districts

Development pressure sometimes occurs when the residents of new development on lands adjacent to farm areas find the agricultural activities objectionable. This potential problem can be avoided by establishing an agricultural district with buffers and right to farm protections. The agricultural district should include the three areas under active cultivation. Pasture land and mowed crop fields may also be included at the discretion of the owner.

4.1.5.2 Secure Land Value Rights

Land economics provides an additional threat to continued agricultural production. Generally, the development value of the property is greater than the agricultural value of a farm property. Property sales for development are often the only means a farmer has to draw upon the financial assets of his land. The Village should explore alternative means through which farmers can secure or access their investment without having to transfer ownership of the land for development. The LWRP/HAMP recommends two alternatives for consideration.

- the use of agricultural conservation easements
- the initiation of a transfer of development rights system

4.1.5.3 Preserve Valuable Agricultural Resources (Soils)

Limit non-agricultural development in the rural undeveloped areas of the Village where prime and state wide significant soils are present. These soils are an agricultural resource and we recommend that the Village consider preservation of these resources where they are present on undeveloped lands. Preservation strategy, however, should also address the economic concerns of the landowner. The LWRP/HAMP recommends that the Village use the soils inventory to create an overlay zone in which alternative preservation techniques could be initiated. Recommended preservation techniques include:

- conservation easements
- a transfer of development rights systems
- conservation subdivision regulations

4.1.6 Encourage Land Uses that are less Susceptible to Seasonal Conditions

4.2 Proposed Water Uses

As noted in Section 2.0, the Village is particularly interested in improving water-based access and recreation. The locations critical to implementing these goals include the following:

Village Core: A launch for non-motorized boats and an associated floating dock and/or pier. Access for this area is proposed at the north end or waterside edge of Chapin's Alley or Robinson's Hill (Hamilton street extension).

Village Edge: Water-dependent uses proposed for this area include a swimming beach near Bolton's Beach or Brown's Shores, water access and picnic facilities at the Ambrose Street water facility, and the rehabilitation of the abandoned Oil Dock for scenic observation, fishing access, and docking for Great Lakes Cruise ships. Mill Creek and the adjacent Lake Ontario/Black River Bay shoreline should include water-enhanced activities (such as trails) that will have minimal environmental impacts.

Promote research and education of Lake Ontario and the Black River. Because of its unique location on both Lake Ontario and the Black River, the Village should seek partnerships with regional, state and federal entities to foster increased knowledge and appropriate use of these resources.

4.3 Proposed Projects (Land And Water)

The projects that are recommended in this section respond to the issues and opportunities identified in the inventory and analysis in Section 2.0 and comply with the coastal management policies set forth in Section 3.0. These recommendations seek to provide a balance of environmental, recreational, and economic development initiatives while preserving the unique natural and cultural character of the Village of Sackets Harbor. The proposed projects are listed in no particular order of priority. The Village of Sackets Harbor is not bound to

undertake any project that is proposed, however, substantial funding opportunities are available for projects that are listed. See Figure ____ for the location of the projects.

4.3.1 Trail System

Sackets Harbor lacks a system of trails that can be used by residents and non-residents to get between places within the Village and to neighboring Villages/towns. Implementation of the following steps would help create a public trail system in the Village of Sackets Harbor:

- Develop a trail system throughout the Village that integrates off-road trails and the existing sidewalk system.
- Promote the Village as a “bike-friendly” community by accommodating on-street and off-road bike lanes.
- Develop linkages with existing and future town/county/regional trail ways to points of interest and to the waterfront, including possible easements and/or land acquisitions to span gaps or obstacles in the trail network.
- Make certain physical improvements and perform regular maintenance of trails, including the clearing of debris and vegetative overgrowth from trails, and implementing erosion control measures.
- Create a trail way signage system within the Village and other tools, e.g., trail map, to promote public awareness of the trail system.
- Provide appropriate amenities along the trail

Part of the trail system should be identified as the Americana Pathway through the Village. Where feasible, a walkway should extend along the entire Village waterfront from Mill Creek to Main Street. This section of the Americana Pathway will keep the Black River Bay in view as much as possible and will be located as close to the bay as public safety, environmental protection, and public and conservation easement requirements allow.

Development of the pathway should be a top priority. It will significantly enhance the attractiveness and continuity of the shoreline and encourage increased use and enjoyment of waterfront assets. The need to preserve a sufficient right of way for the pathway to be constructed should be a guiding (and limiting) factor in all other waterfront development planning in this area.

4.3.2 Market Square Park

The original layout of Market Square Park should be restored with a design that recaptures the historic square space originally intended by the Village fore fathers. The following are proposed treatments to rehabilitate this area:

- Define the original public square space with unit pavers.

- Acquire, when possible, public rights and ownership of private parcels in the Park.
- Remove, relocate, or minimize the pump station currently in the park.
- Create facilities and exhibitry to appropriately present the shipbuilding effort (Eckford's Shipyard) at Sackets Harbor during the War of 1812. This may include reconstruction of one of the ships built here such as the "Jefferson".
- Initiate a planting plan for the entire site.
- Update and expand interpretive signage on the site (see Figure ____).

4.3.3 Battlefield State Historic Site

Support efforts to preserve as much of the actual War of 1812 battleground as possible and provide appropriate interpretation. Collaborate with the State on commemorative programs and projects celebrating the Bicentennial of the War of 1812. Partner with the State on the rehabilitation of the oil pier for use as an observation deck and embarkation facility for cruise ships. The Village and State should also develop a coordinated site plan for the areas bounding the State Historic site from West Main Street along Hill Street to the Sewage Treatment plant.

4.3.4 Madison Barracks

The Village should support all appropriate efforts by the owners to rehabilitate the existing vacant structures. The Village can assist in the private redevelopment of Madison Barracks by acting as a liaison or partner for governmental grants or loans and by accepting responsibility for the streets, Stone Tower, and public services within the compound, when brought up to acceptable standards. The Village should review the current PDD with the owners, update as necessary, and ensure that it is adequately detailed and documented. Specific items to be addressed include the following:

- **Vacant Buildings**
Clarify the proposed development, through preservation and rehabilitation, of vacant properties such as the Theater, Administration Building, Stone Tower, Mess Hall, and the Barracks Building. The Village should take all steps possible to ensure that the owners take immediate measures to weatherize the existing vacant buildings to prevent further deterioration, and do on-going maintenance of all buildings as needed.
- **New Development and Uses**
Identify proposed new development and uses that are compatible with this Plan and the goals of creating a sustainable village economy as a retail/cultural destination.
- **Open space, Waterfront Access, View sheds**

The updated plan should ensure continued maximum preservation of open space (beyond the Burial ground, Parade Ground and Polo Field), view sheds along the Black River Bay – Mill Creek waterfront, as well as public access (via a trail system) to those open spaces and view sheds.

- **Additional compatible uses**

- Headquarters Building – potential uses include Lake Ontario-Black River Bay Research Center, adjunct facility for Military Heritage Center, adjunct facility for performing arts center, antique-arts market, office space, commercial use, part of conference facility
- Theatre - Auditorium/Performing Arts Center
The Theatre should be rehabilitated as a public auditorium/performing arts center. Other potential uses are as an adjunct facility for a Lake Ontario-Black River Bay Research Center, a Military Heritage Center, or a conference center
- Mess Hall - potential uses include Lake Ontario-Black River Bay Research Center, adjunct facility for Military Heritage Center, adjunct facility for performing arts center, antique-arts market, office space, commercial use, part of conference facility
- Post Exchange (Health Club) – should be fully reopened with mixed use to include a fitness center, community center, commercial, office, and indoor pool
- Stone Water Tower –the Village and Madison Barracks should explore the full range of options for ownership and other issues related to the Stone Water Tower.

4.3.5 Sackets Harbor Central School District

The Village should continue to partner with the School on all common issues such as shared services, recreation facilities and programs, community service projects, and community education programs, and programs fostering a sustainable community.

See School Plan.

4.3.6 Fort Pike

The Village should continue with its efforts to preserve, interpret and improve visitor access and amenities at this site. The Village should explore transfer of the site to NYSOPRHP as an expansion of the Battlefield State Historic Site.

4.3.7 Heritage Area Visitor Center (Augustus Sacket House)

Funding is warranted for two proposals to improve the Heritage Area Visitor Center. The first proposal is to complete a structural assessment of the building to determine what physical facilities in the building require upgrades. The second proposal is to initiate the process of updating and revising the interpretive exhibits offered at the facility.

A Heritage Area Interpretive Plan should be developed in coordination with the Battlefield, Seaway Trail, Foundation, Historical Society and Hay Memorial Library. In conjunction with this Plan, the overall operation of the Visitor Center should be continuously reviewed and assessed by the Advisory Committee, and all options to improve operations should be explored. In particular, there should be on-going efforts to improve the operations of the Visitor Center through coordination and increased interaction with other similar facilities in the Village, such as the Seaway Trail Discovery Center, Battlefield, Historical Society, Hay Memorial Library, Pickering-Beach Museum, and Arts Center. This interaction could consist of shared space, services, personnel and resources; as well as cooperative interpretation and marketing efforts.

4.3.8 Seaway Trail Discovery Center (Union Hotel)

The Village should continue to support the Seaway Trail in all possible ways to include collaboration on interpretive and marketing efforts.

4.3.9 Library

In 2003, the Hay Memorial Library constructed and moved into a new, fully accessible, federal-style facility next door to its original, centrally-placed location. The Library's permanent lending collection totals over 7,730 materials and is available to all local residents and visitors. A member of the North Country Library System, Hay Memorial offers additional materials through its interlibrary loan service. Besides its lending collection, the library provides a variety of year round youth and adult programs, many being held in the second floor meeting room. Technology services include a copier, fax machine, three computers with wireless internet access. Twelve on-line resources, such as NOVEL for medical information research, "*HeritageQuest*" for premium genealogical and census information and "*Learning Express*" for standardized testing practice, can be accessed on-site or from home with a password provided by the Library. Other employment and small business information is available via specialized web sites and books.

Keeping up with new technologies is an essential part of Hay Memorial Library's long range planning. A Universal Library Card accepted at all 65 North Country Library System libraries has been introduced as the first step towards becoming a fully automated library. Automation will help provide the Library's services to every resident of the Town and Village via the internet. As an example, in the future, the Library will need to have funding to subscribe to an audio or print book download server. Patrons will go to the Library's home page, access a list of available titles and download material to their home computers or iPod-style players; the number of playbacks being restricted by the server. Today, residents may already search Hay Memorial's

catalog from the Library's web page and will be able to request and reserve books from home at any time. Continuing education programs focusing on computer use, internet searching and use of the databases will be available for patrons requesting introductory assistance or more advanced lessons. The library will partner with a literacy organization to provide on-site services to improve reading skills.

The Library will become an even more pro-active center of information, education, community building and entertainment for the Village of Sackets Harbor and Town of Hounsfield. Its role, that of a community center serving patrons from infancy to senior citizens, and open 52 weeks of the year, will be expanded and advertised. As advances in technology lead to greater isolation, the Library will help ground the community by encouraging and fostering human contact, both critical elements in building a sense of belonging and personal responsibility for the community's well-being. Increasing the hours of operation will also make the Library's resources more available to visitors to the area. The Library already offers local attraction brochures, maps, events schedules and visitor guides to new residents and visitors. More materials will be added and the library will serve as a sign-up and distribution center for "welcome" packets.

Hay Memorial Library is already well-positioned to assume a larger role as a year-round community and information center. The Library will become a leader in the community cultural system, i.e. the non-profit organizations. The facilities and programs offered by these organizations enhance the quality of life for residents and visitors alike.

Sharing the same four goals as the Heritage Area Program: Education, Preservation, Recreation and Economic Development, the Library will operate under the existing umbrella of that Program to maximize, rather than duplicate efforts. The mission of the Library is to be an enabler. Its purpose is to foster better communication between the non-profits and to encourage better use of resources and workers.

For its part in the process, the Library is ready to assume a key role in creating an on-going pro-active network of non-profit organizations within our community. Part of this network will be to expand the concept of the Pickering-Beach volunteer recognition lunch to include all volunteers in the community at two annual gatherings.

Two other initiatives that the Library is currently exploring are use of its existing, underused resources, notably the second floor meeting area, and its participation in the war of 1812 Bicentennial.

The Village should support the Library's goal to become a center for information, education and community-building, and should be fully integrated into the Heritage Area Program.

4.3.10 Historical Society Museum (Bank Building)

The rehabilitation of the Bank Building for mixed commercial and museum use continues to serve as a model demonstrating the value of historic preservation as a tool for economic and community development. The Village should continue its strong, long-standing partnership with the Historical Society to implement the Heritage Area Program.

4.3.11 Stone Hospital

The Village should support the Foundation in its efforts to rehabilitate the Stone Hospital for use as a Military Heritage Center or other appropriate use.

4.3.12 Pickering-Beach Museum

Rehabilitation of the cottage should be completed to accommodate the orientation exhibit, office space and gift shop. An updated site plan that coordinates with State Battlefield Historic Site should be developed. An interpretive plan should be developed to include use of a virtual tour in lieu of handicapped access to the second floor. The collection management plan should be updated and the collection inventory digitized.

4.3.13 Outdoor Swimming Area

Although currently privately owned, the sandy cove located near Bolton's or Morgia's Beach would provide the best option for public swimming access. An area for an informal canoe and kayak launch is also proposed. Enhancement and development of this area would enable continuation of both passive water-enhanced activities and active water-dependent uses. This project also includes parking access, benches, and small picnicking access. Access to the area should be improved while minimizing impacts to sensitive shoreline areas and adjacent private residences. Access also should include accessibility for the physically disabled.

4.3.14 Chapin Alley

A floating dock, with handicapped access, should be located at the end of the Chapin's Alley to support water-dependent activities. An informal, low impact non-motorized boat launch for kayaks, canoes, and shells for sculling should be located at the end of the alley or off Robinson's Hill. Since parking is limited in this location, this water access point should be made available only with car drop-off access initially provided.

4.3.15 Robinson's Hill Park (Hamilton Street Extension)

This Park should be developed in a manner consistent with, and augmenting, its current use as a sledding hill. Such uses may include non-motorized craft launch, fishing dock, picnic area.

4.3.16 Ambrose Street (Pump Station)

This Village property should be developed to increase public access of the waterfront through exploration of active water uses and installation of public amenities such as picnic facilities, benches, and bicycle racks.

4.3.17 Underground Utilities

The existing aboveground utility poles and wires on Main Street and Broad Street distract from the streetscape and buildings in the historic Village Core. Underground utilities on these streets would further reinforce the historic integrity of the Village Core.

4.3.18 Pipeline Pier

The abandoned pipeline pier, located off Ontario Street, should be rehabilitated and converted into a public viewing/fishing pier. Stabilization of the pier for this purpose would support water dependent and educational activities. Proposed improvements to the pier and oil dock include a stationary telescope, creative lighting, and interpretative signage regarding scenic views, historic events, and physical characteristics (i.e. limestone cliffs). Universal accessibility to the pier should be included in the program, as well as connections to the Village-wide trail system. Potential use of the pier as a destination/transient docking station for Great Lakes cruise ships should be considered in the rehabilitation program.

4.3.19 Façade Program – Main Street Rehabilitation and Beautification

Efforts to beautify Main Street should continue and include a façade improvement program.

4.3.20 Stoodley Park

Develop a children's playground and repair the existing ice skating rink located at the rear of the Municipal Building. In addition to the obvious benefits for families in the Village, this improved area would provide a welcome respite for visitors with young children. This improvement would also be consistent with the conversion of the Municipal Building into a Village recreation center.

4.3.21 Green to Green (Washington Park to new community green at school)

A site plan should be developed and implemented that creates a new public green adjacent to the school. This project would significantly improve circulation, encourage development fitting to Village Core characteristics, and symmetrically compliment Washington Park.

4.3.22 Indoor Pool

Construct a public indoor pool facility. The location of this facility could be associated with other recreation sites or institutions (i.e., school system or Madison Barracks – Health Club) in the Village.

4.3.23 Military Heritage Center

In relation to the battlefield expansion, create a military heritage museum that provides interpretive exhibits and a central location to tie together the Battlefield Site, Horse Island, Fort Pike, Military Cemetery, and the War of 1812 burial ground in Madison Barracks. This museum could also provide facilities for research on the War of 1812.

4.3.24 Sewage Treatment Plant

The Village-owned property at the end of Hill Street, currently used by the DPW and for the sewage treatment facility, should be moved to a more appropriate site in the Village. Once this property becomes vacant, the Village should demolish all DPW structures on this site and convert the site to green space. Among the possibilities for uses on this site are:

- Expansion of the Battlefield State Historic Site
- Athletic fields and/or other recreational facilities
- Parking for recreational users and tourists
- Park-like landscaping to compliment the adjacent State Historic site

4.3.25 Arts Center

The development of the arts in Sackets Harbor should be among the highest priorities. The efforts of the Historical Society and Arts Association of Northern New York to rehabilitate the Samuel F. Hooker House for use as a regional center for the arts are nearly complete. The Village should continue its support of this project, as well as any other efforts, public and private, to promote the development and appreciation of the arts in the community.

4.3.26 Lakeside Cemetery

Cemeteries are now more widely recognized for their value in communities because of their historic, natural and even recreational resources. The village should continue to support the Lakeside Cemetery in its efforts to maintain and preserve its qualitative values, while exploring ways in which to appropriately expand its benefit to the community.

4.3.27 Recreation Center

A development study should be completed to investigate the opportunities for moving the municipal offices and fire station to a new or rehabilitated structure in the Village Core that could accommodate the services/space needs. Ideally, these services should remain in a single building in a central location in the Village Core. A preferred location would be next to the proposed municipal triangle-shaped green near the

school. A study on the adaptive reuse of the existing municipal building should be completed simultaneously with a feasibility study for the new building. The preference is to maintain the existing building under public ownership and provide an indoor recreation center for the community. If a new building is built it should incorporate a design consistent with the surrounding architecture.

4.3.28 Augsbury (LDC) Property

Because of its location, size, and natural and historic resources, this parcel presents enormous opportunities for implementation of the goals, objectives and policies of this plan. The issues raised by any use/development proposal should be thoroughly examined with full participation of the public in light of those goals, objectives and policies.

4.3.29 Old Military Cemetery

Work with the ad-hoc Military Cemetery Committee to heighten the awareness of the cemetery. Help seek funding for improvements to the cemetery as proposed in the 2003 site plan. Also consider public acquisition of adjacent properties to allow expansion of the cemetery and/or buffer the cemetery from encouraging development.

4.3.30 Horse Island

The Village should assist the owner to preserve its natural and historic resources and seek ways to permit public access to the island. If the opportunity arises, public access rights or public ownership rights should be acquired by the Village or other public-serving entity.

4.3.31 Parking and Signage in Village Core

4.3.31.1 Mitigate Visual Impact of Main Street Parking Lot

Redesign the existing municipal lot on Main Street to mitigate the visual impact of the parked cars and maximize the redevelopment value of the property. The redesign and development of this property is probably best approached through phased implementation. First, temporary fencing and plantings could be used to create a pedestrian sitting area in front of the lot and to screen the cars from Main Street. Then the Village could subdivide the lot and sell development parcels along Main Street. The sale of the lots will provide the Village with revenues while maintaining public parking in the center of the business district. The addition of new buildings would screen the parking, strengthen the visual integrity of the streetscape and add to the vitality of activity in this mixed-use area.

4.3.31.2 Expand Rear Lot Parking on Main Street

Public parking behind Main Street could be increased by expanding the existing public lot and by developing pull-in parking along Barn Alley. The Village should maximize parking potential in areas around Main Street where it will not have an adverse impact on surrounding land uses, historic character or visual resources. The

undeveloped area along Barn Alley offers this potential. Expansion of parking in this area should include placement of fences and hedges to create adequate separation between the parking areas and residential yards.

4.3.31.3 Establish Ancillary Lots to Accommodate Visitor Parking

Initially, the Village should explore the potential for shared use of existing lots in the Village. It appears that parking lots at the Catholic Church, the State Historic Battlefield Site, and the public school are not used to full capacity during the peak tourist season. The Village should initiate discussion and seek agreements for shared use with the church, New York State, and the school district. Each of these areas is within walking distance of the harbor and Village center.

As tourism in the Village grows, it may be necessary to purchase or rent land for municipal lots. These lots should be located within easy access from the main Village entry roads and should have space for 100 plus cars, including a vegetation buffer screen around the lot. The LWRP/HAMP recommends two general areas for consideration:

- The site of the abandoned Third Alarm Building at the corner of Washington and Hill Streets
- Adams Road across from the School

The Adams Road site is located on a major Village entry. During the school year, the Adams Road site could provide additional parking for school athletic events. Further development near the State Historic Battlefield Site would establish that area as a central focal point and activity center in the Village.

4.3.31.4 Parking Signage System

Develop a comprehensive signage system that directs motorists to the appropriate public parking areas. An integrated signage system that is highly visible and strategically placed throughout the community would efficiently and effectively communicate information and directions to tourists. The system would direct the bulk of the visitor traffic into the designated visitor parking areas, reduce traffic congestion and alleviate the pressure on the limited parking in the Village center.

4.3.31.5 Relocate the Parking of Boat Trailers in the Village Center

The Village should relocate the boat trailer parking area on Bayard Street to remove boat trailers from the street. This temporary parking facility should be located within easy walking distance of the launch. The Third Alarm property on the corner of Washington and Hill Streets would provide adequate space for such a parking facility.

4.3.32 Underwater Boat Tours

To enhance the interpretation of the military and marine history of the region, the Village should support the private development of a boat tour and scuba diving business. This type of enterprise would enhance visitor experience and understanding of not only the military history of the area, but also the marine history and geology of the Lake Ontario coastline.

4.3.33 Private Preservation Program

Public funding should continue to be pursued to assist and support efforts by private owners to rehabilitate/restore historic buildings and sites. Encouragement and support for preservation initiatives could come from a Heritage Area awards program that would acknowledge such efforts as "good stewardship", physical improvements, and Heritage Area volunteers and sponsors.

4.4 Programs, Planning Projects, And Studies

4.4.1 Heritage Area Interpretive Plan

A comprehensive Heritage Area Interpretive Plan should be developed in coordination with the Battlefield, Seaway Trail, Historical Society, Madison Barracks, Battlefield Alliance and Foundation.

The plan should include public education projects for all age groups, coordinated with the above partners to promote public awareness of the historic resources present in the Village. This can be accomplished through a number of measures, including:

- A funded project to identify, study, describe, and promote the importance of the Village's architectural heritage through publications, exhibits, markers, signage, and self-guided walking tours like the outstanding series done by the Sackets Harbor Historical Society years ago.
- Programs to highlight the Village's role in development of transportation routes. Sackets Harbor's position on a Great Lake, its association with a historic train line, and its links to a once proposed canal, yields countless opportunities to enrich resident and visitor experience.
- Signs – History can deepen the experience of the waterfront through interpretive signs and panels, statues, and installations representing bygone waterfront and shipping activities. Additional markers or timelines along the shoreline coordinated with interpretive materials in the Sacket House the State Historic Site, Pickering Beach Museum, and Seaway Trail Discover Center can acquaint residents and visitors with Sackets Harbor's journey through history to the present.
- Information kiosks in the Sackets Harbor business district to provide information regarding historic buildings and events in the immediate area.
- An updated historic map of Sackets Harbor illustrating the Village's historic resources and the connections between them and other points of interest in the Village and the region, such as the canal that once was aligned through the Village to provide water power.

4.4.2 Recreation/Open Space Plan

With the Town and School, establish a Recreation/Open Space Commission and develop a comprehensive recreation/open space plan for the community. If a Recreation Commission is not established, the LWRP-HAMP Advisory Commission should coordinate development of an recreation-open space plan.

4.4.3 Marketing Plan

A long-term marketing plan should be developed with the Town. The business strategies that could be addressed include the following:

- Develop a tourism strategy for the Downtown.
- Organize the existing businesses to strengthen the existing Chamber of Commerce.
- Act as liaison to all Village Boards and Committees regarding Downtown/Waterfront matters.
- Form a joint Advertising Campaign for local businesses/restaurants/services.
- Develop new Public Transit Utilization incentives to bring newcomers to the Village.
- Develop a Joint Business Coordination Strategy with the Town of Hounsfield.
- Oversee the Business District Newsletter.
- Coordinate efforts with LWRP/HAMP/HAMP to ensure unity of purpose and ongoing implementation of the LWRP/HAMP.
- Highlight the connection of Downtown and Waterfront areas by identifying and developing new mutually beneficial alliances in Downtown and Waterfront areas.

4.4.4 Mill Creek Water Resource Management Plan

Besides the Lake Ontario-Black River bay waterfront, Mill Creek and the land immediately bounding it, is the most vital natural resource/view shed in the Village. Because of its natural, Native American, and post-European settlement history, it deserves a high level of protection from neighboring development. A professionally guided ecological restoration plan and implementation will help establish a policy for managing visitation so its fragile slopes suffer no further destruction. A biological assessment study should be completed to investigate the biology and water quality. The Village should seek funding for a Bioassessment Study and Streambank Restoration with the Town of Hounsfield. Future public access opportunities to this resource should also be considered in this study.

4.4.5 Marine Education Program

The Village should work with local, regional and national educational/environmental/marine organizations to develop a marine education program(s) for all ages. An environmental education program concerning Lake Ontario's tributaries, fish and bird habitat, and geology should be a priority. The NOAA Great Lakes

Environmental Recreation Laboratory and the Great Lakes Research Consortium are resources to consider. The Village should also support an international Lake Ontario marine ecology research center.

4.4.6 Battleground Protection Plan

The Village is in the first phase of developing a Battleground Protection Plan an archaeological survey to determine the historical boundaries of the actual battleground. Once the survey is completed, the Village should immediately seek funding to prepare a strategic plan for protection of the battleground.

Public understanding of the archeological significance of the 1812 battleground and its role in the history of Sackets Harbor, the region and the entire nation can be developed through the cooperative efforts of the Village and local, county, regional, and state historical organizations. Upon completion of the archeological study being performed on private lands, a plan should be developed to implement the following:

- Preserve significant properties. Acquire, as opportunities arise public ownership or public rights to battleground areas and associated sites, including Horse Island and associated areas at Madison Barracks and Storrs Road. With property owners and local and state government representatives, seek to maintain the land in a manner sensitive to its historical/archaeological significance as well as to its surrounding natural and manmade environment.
- Develop educational programs related to the War of 1812 with the Sackets Harbor Historical Society, the State Historic Site and the Sackets Harbor School District for adults and children, including onsite information, brochures, walking tours, videos, etc.
- Apply for recognition as a National Historic Landmark.
- Include Battleground lands in War of 1812 Bicentennial.

4.4.7 Business Recruitment/Development Program

The Heritage Area Director should assist the Chamber of Commerce in the establishment and implementation of a business recruitment program.

The primary purpose of this program would be to meet the challenges of sustaining a viable commercial district in a small village in the North Country, i.e. attracting and developing businesses that can survive given the small local customer base and seasonal limitations. This can be accomplished through:

- Develop a targeted Sustainable Business Recruitment Program to make Sackets Harbor a retail/cultural destination. Identify and implement innovative strategies to make Sackets Harbor a better host for business through exploitation of communication, transportation and energy technologies. The Program should identify and recruit complimentary businesses – activities that are consistent with the character of Sackets Harbor and support each other. Efforts should continue to develop Sackets

Harbor as a cultural center based upon its historical resources and budding arts and entertainment movement. This effort will be supported by the growing identity of Sackets Harbor as an antiques/specialty shop center, as well as its reputation for fine dining establishments. Further development of its recreation resources would also support this effort. Other types of businesses that would contribute to a sustainable economy are those that are not dependent on walk-in clientele, “drive anywhere to” businesses, and other businesses that do not require personal contact with clients.

- Identify funding sources for development and improvement of commercial areas.
- Evaluate the use of tax incentives as a catalyst for change within the commercial district.
- Form a Business Improvement District (BID).
- Develop a retention and new business incentive package. Develop commercial opportunities relating to the Waterfront for local merchants: e.g., coffee house/café, food concessions during the summer months or in connection with the waterfront concerts and other events, services for commuters, canoe/kayak rental, and jitney service.
- Develop commercial opportunities relating to the Waterfront for local merchants: e.g., coffee house/café, food concessions during the summer months or in connection with the waterfront concerts and other events, services for commuters, canoe/kayak rental, and jitney service.

4.4.7.1 Encourage and Support Overnight Accommodations

Both residents and visitors expect the need for more overnight accommodations in the Village Core. It has been indicated that accommodations are needed for both business travelers and tourists. Facilities for overnight guests should be encouraged in the Village Core with the idea that they can be both a service and an economic asset to the Village. Parking and architectural style would obviously be considered for such private proposals.

4.4.7.2 Conference Center

Several of the vacant buildings at Madison Barracks (Theatre, Mess Hall, Headquarters, Health Club) are potential sites for a small conference center, either individually or as a complex. This Conference Center could be developed in conjunction with one of the other proposed developments such as a performing arts center, military heritage center or Lake Ontario – Black River Research Center.

4.4.7.3 Expand on the Farmer’s Market at Market Square Park

The Village should support an expansion of the summer's Saturday morning farmer's market. The expansion should be coordinated with the Watertown Farm & Craft Market held on Wednesdays, May through October and the Watertown Saturday Farmers Market held July through October.

4.5 Regional Planning

4.5.1 1000 Islands Tourism Council

Increase participation and enhance relationship with this regional planning and marketing organization.

4.5.2 Fort Drum

Improve liaison relationship with Fort Drum regarding such issues as tourism and marketing, housing, heritage programs, and recreation.

4.5.3 Develop Partnership With The Tug Hill Commission

The Village should develop a formal partnership with the Tug Hill Commission. The Sackets Harbor LWRP/HAMP, through its policies and projects, furthers the goals of the Tug Hill Commission. The Tug Hill Commission encourages compatible economic development while preserving natural resources and the natural beauty of the Tug Hill Region, one of the main objectives of the LWRP/HAMP. It is recommended that a resolution to become a Tug Hill Community and to join the Commission be considered for adoption in the near-term in order to take advantage of the various forms of technical assistance that are available to Tug Hill communities.

The Tug Hill Commission's mission statement is as follows:

"The purpose of the commission is to enable local governments, private organizations, and individuals to shape the future of the Tug Hill region, and to demonstrate and communicate ways that this can be done by other rural areas. Commission programs are geared toward the conservation and productive use of the natural resources of the region, strengthening the long-term economy, employment, cultural and social resources, and the general well-being of the rural communities." Executive Law Article 37, Section 847-a – Statement of legislative findings and purpose; Chapter 440 of the Laws of 1998.

4.5.4 Continued Coordination with the Seaway Trail National Scenic Byway

The Village should continue to work with the Seaway Trail organization as they develop tourism development plans. The seasonal Seaway Trail walks and the identification of the War of 1812 historic sites in the Village are successful tools to be built on. The business community should also coordinate its activities with the ongoing marketing by the Seaway Trail organization.

4.5.5 State and National Trails Continued Coordination with the Olympic Trail State Scenic Byway

Sackets Harbor is at the west terminus of the 170-mile Olympic Trail. The east terminus is located at the Village of Keeseville, near Lake Champlain. The Village should continue to coordinate tourism marketing with the Olympic Trail byway system.

4.5.6 Coordination with Watertown/Black River Recreation Plan

The City of Watertown and adjacent communities are proposing enhanced recreational opportunities along the Black River. The fact that Sackets Harbor is linked to Black River Bay, the outlet of the Black River, suggests Sackets Harbor should align and coordinate with the recreational opportunities proposed along the Black River.

4.6 Events

All community events should be consistent with the character of Sackets Harbor in terms of size, quality, and components. Ideally, an event should commemorate, celebrate or otherwise relate to a theme identified with Sackets Harbor as described throughout this Plan. Priority should be given to those themes most unique to Sackets Harbor – its military heritage and waterfront.

Because of the local, state, and national significance of Sackets Harbor's military heritage, it is critical that any event commemorating it be historically authentic and relevant. There have been no significant events centered around the Village's waterfront or maritime heritage. Special efforts should be made to create such events.

Winter events pose special challenges because all are inherently dependent on the weather. The same conditions necessary to create snow and ice needed for some such events may also hinder public participation in such events. The Village should explore ways to increase winter use of its resources through development of facilities and sustainable programs, events in the winter.

4.6.1 War of 1812 Bicentennial

The commemoration of the Bicentennial presents a full range of opportunities to implement key goals and objectives of the Heritage Area and LWRP programs through preservation, interpretation and marketing initiatives. The Village should pro-actively partner with local, state, regional, national and international organizations to plan and execute projects, programs and publications to appropriately celebrate and commemorate the Bicentennial.

4.6.2 CANAM Festival

This Festival was originally created with a theme of celebrating the shared heritage of Canada and the United States. A key component of this shared heritage was military heritage and CANAM became associated primarily with re-enactments of battles and events related to the War of 1812. However, the Festival has not had a significant military heritage component for years. It has continued to be a good, traditional small-town festival with an excellent parade, craft fair, music, food, children's games and other entertainment.

In recent years, the organizing committee has revived the Festival's original theme of celebrating Canadian-American heritage, with a focus not on military heritage, but on shared culture. The Village should continue

to support this event and encourage its development a theme of shared Canadian-American culture to celebrate peaceful co-existence of the two nations.

4.6.3 Concerts on the Waterfront

The Concerts on the Waterfront, sponsored by the Sackets Harbor Historical Society for over twenty years have been the most consistently successful event in the Village. Held every Sunday afternoon in the summer, the COTW provides residents and visitors to the region with an opportunity to be entertained and educated in a wide range of musical traditions. The community should continue to support the COTW in all ways possible.

4.6.4 War of 1812 Weekend

Sponsored by the Battlefield and supported by the Battlefield Alliance, this relatively new event is intended to authentically present and celebrate the military heritage of Sackets Harbor from the War of 1812. The Village should support this event in all ways possible. This event will provide a unique opportunity for the community to celebrate its military heritage to a national and international audience.

4.6.5 Arts and Jazz Festival

Sponsored by the Arts Association of Northern New York, this festival celebrates local art and America's music – Jazz. The Village should support this event in all ways possible.

4.6.6 Other Events

Other events should be supported to the extent they meet Village themes and standards.

5.0 Techniques For Local Implementation

The LWRP/HAMP must provide for the implementation of the policies, proposed uses, and proposed projects of the program. Careful attention has been given especially to the implementation of the policies. Implementation measures have been established for each policy, which includes the standards set forth in the policy explanation.

Local laws and regulations are the basic means for enforcing the provisions of the LWRP/HAMP. While their effects are long-term or incremental, they help ensure that, at a minimum, nothing will occur to prevent the long-term advantageous use of the waterfront or conflict with the policies or purposes of the LWRP/HAMP.

5.1 Local Laws And Regulations

5.1.1 Zoning Law

The Village of Sackets Harbor Law was first adopted in 1987. It has been revised on a number of occasions, including amendments as recent as 2000. The Zoning Law establishes use districts and regulates uses within these districts. It also establishes building setback and density requirements; regulates the bulk and arrangement of buildings, lot area coverage, off-street parking, access, drainage, accessory uses, fences and walls, lighting, screening and landscaping, swimming pools, and other similar issues typically addressed in zoning regulations.

The Village's Zoning Law divides the Village of Sackets Harbor into the following zoning districts:

- SRF – Single Family Residential
- GR – General Residential
- GR2- General Residential 2
- B – Business
- C – Commercial
- HP – Historic Preservation Overlay District
- W – Waterfront Overlay District
- PPD – Planned Development District

The boundaries of these zoning districts are displayed in Figure II - ____ of this LWRP/HAMP.

The Village's Zoning Law also contains a Site Plan Review Law. This provision requires site plan review for improvements to commercial properties and for residential developments. Site plan review is not required for single-family and two and three family detached residences and their accessory uses, so long as they are not part of a development. Once a subdivision has been approved, site plan review is not required for individual lots,

even in the case of a multi-lot development. It is required for cluster developments. The Planning Board may waive site plan review, except in cases involving environmentally sensitive areas or features that would require consideration, such as scenic views, wetlands, or endangered species.

The Village's Zoning Law also requires compliance with the State Environmental Quality Review Act (SEQR) and the implementing regulations promulgated by the Department of Environmental Conservation contained in Part 617 of Title 6 of the Official Compilation of Codes, Rules, and Regulations of the State of New York. SEQR requires an agency to identify possible significant impacts of proposed actions on any aspect of the physical or human environment the earliest possible state and to require appropriate mitigating measures. The Environmental Quality Review requires all Village boards and agencies to comply with SEQR. The Sackets Harbor Planning Board provides technical review of SEQR Environmental Impact Statements and Environmental Assessment Forms for proposed actions in the Village and offer recommendations to the Village Board, which serves as lead agency.

5.1.2 Sign Regulations

The Village adopted a Sign Ordinance in 1994. The ordinance attempts to standardize the Village's local signs.

5.1.3 Historic Review Board Law

The Historic Review Board Law was adopted in 1987. The purpose of the law is to review and evaluate the historic and architectural compatibility of all regulated activities within the Historic Preservation Overlay District in accordance with the site plan review standards. The Planning Board acts as the Historic Review Board.

5.2 Legal Requirements For Local Consistency

Both state and federal coastal management laws require state and federal agencies to determine that a proposed action which they may directly undertake, fund, or approve within the boundaries of an approved LWRP/HAMP is consistent with the policies and purposes of the LWRP/HAMP. Any action that is not consistent may not be undertaken. The Village must make a similar commitment to ensure local consistency with the LWRP/HAMP. This is achieved, among other things, by ensuring that local laws implementing the program, such as the zoning law, reflect the provisions of the LWRP/HAMP. Additional measures are usually needed to establish consistency requirements and provide for the review of all major actions proposed within the Village to ensure their consistency with the LWRP/HAMP.

5.2.1 Local Approach to Consistency

The Village has selected the approach to adopting a local LWRP/HAMP consistency law, as part of the local environmental review process, to review local actions for consistency with the LWRP/HAMP. This approach has the advantage of incorporating the consistency determination process into the required SEQR process and

of applying to direct, funded and approved actions, whether public or private. The full text of this amendment can be found in Appendix __, "Village of Sackets Harbor LWRP/HAMP Consistency Law." It is summarized below in Sections C and E.

5.2.2 Proposed New or Revised Local Laws and Regulations to Implement the LWRP/HAMP

This section describes specific local legislative and quasi-legislative actions necessary to implement the Village of Sackets Harbor's LWRP/HAMP policies and recommendations. Included in this section is the LWRP/HAMP Local Consistency Law and the proposed amended zoning law. Both laws, when applied along with the Village's existing laws described earlier in this section, provide a realistic strategy to carry out proposed waterfront projects and develop programs that will further the policies and purposes of the LWRP/HAMP.

5.3 Local Lwrp/Hamp Consistency Law

This local law is adopted under the authority of the Municipal Home Rule Law and the Waterfront Revitalization of Coastal Areas and Inland Waterways Act of the State of New York (Article 42 of the Executive Law). The purpose of this local law is to Provide a framework for agencies of the Village of Sackets Harbor, under the direction of the Planning Board, to consider the policies and purposes contained in the Local Waterfront Revitalization Program (LWRP/HAMP) when reviewing applications for local actions or direct agency actions; and to assure that such actions are consistent with the policies and purposes of the Sackets Harbor LWRP/HAMP. Further, the Planning Board shall provide advice and assistance to the NYS Department of State (DOS) for consistency review of Federal actions in the coastal area.

5.4 Amended Zoning Law

It is critical the framework for the updated zoning consider a balance among efficiency of administration, user-friendliness to developers, and protection of the public's interest in quality development that benefits the citizens of Sackets Harbor and the region.

The LWRP/HAMP recommends that the Village's land use regulations be amended by a new urbanism approach. Unlike the conventional approach to land use regulation, which focuses on use and dimensional requirements, the new urbanism approach focuses on definition of the public realm, building type, and design. The zones in the new urbanism approach are very general, following the "transect approach". These zones or districts as related to the transect deal primarily with different levels of intensity of use on a continuum from rural to urban. They do not regulate specific uses, only general categories of use.

The key elements of a new urbanism regulatory scheme include:

- The "regulating plan," which establishes different intensity levels in areas or zones based upon the "transect" typology.

- The street and block plan, which establishes the basic physical form of the area to be developed, ensures that streets interconnect, that blocks have a configuration that lends itself to pedestrian orientation, that alleys provide access to houses wherever possible, that civic sites occupy places at focal points, and that the form of the settlement has a clearly-defined center.
- The definition of public spaces through thoroughfare specifications, buildings frontage lines, building height, and the specific location of, street trees, greens, plazas, parks, playgrounds, and civic sites.
- The platting of lot lines to define the scale and pattern of development and the likely division of future ownership.
- The establishment of design specifications, which can be very detailed or quite general.

A new urbanism regulatory scheme is very specific in delineating the physical form of what will be built, while general in describing allowable uses. It assumes that physical form is more important than use, and that any use occurring at a small enough scale and subject to restrictions on its impacts on its neighbors can be consistent with any similar use. The concept of "design" in new urbanism practice is integral to the entire regulatory scheme – it is not an "add-on" of architectural detail to be layered on top of a body of existing use and dimensional regulations. A new urbanism plan has to be "fully designed" and cannot be merely a set of geometric specifications to be mechanically applied by surveyors and engineers. This entails more up-front cost in preparing a detailed plan, but pays off in more efficient development procedures.

The LWRP/HAMP/HAMP recommends that the new zoning attempt to delineate development districts within the Village and establish development criteria which reflect the character of existing development in the district and maintain a continuity with development in adjacent districts. The creation of development districts will allow the Village to establish development criteria based on the specific resources and existing landscape patterns of an area. It will also permit flexibility in land use management and regulation that will facilitate development while preserving valued Village resources. The designation of development districts recognizes Village landscapes that embrace similar physical and cultural characteristics and adjacent undeveloped lands on which the landscape patterns could extend. The development criteria for each area will be based on the existing land use, landscape patterns and the vulnerability of resources found within each district. The LWRP/HAMP/HAMP recommends creating three development districts in the Village. The districts are described below and delineated in Figure ____.

5.4.1 Proposed Development Districts

5.4.1.1 Village Center District

This district includes the bulk of the Historic District and the traditional commercial/civic center of the community along Main Street. This area has the highest development density in the Village and the historic settlement pattern is very strong. While there are no large development areas in this district, there are a number of vacant lots which could accommodate new commercial or residential development. Infill development in

this district should be encouraged. New commercial and residential development along Main Street should reflect the historic streetscape patterns.

- Land Use

Traditionally, this district has supported a variety of industrial, commercial, civic and residential land uses, and it is recommended that future development continue this pattern. As the Village grows, commercial development may need to expand beyond Main Street. Infill in vacant lots and adaptive reuse of existing buildings on both Bayard and Ambrose Streets could accommodate commercial and office development. Development along these streets should maintain the pedestrian character of the present streetscape.

- Density and Lot Size

Lot sizes in this district range from 1,200 to 171,500 square feet. On Main Street they range in size from 1,200 to 22,000 square feet. Clearly, there is wide range in the size of lots and this variety is part of the district's character. Because most of the new development will be infill development on existing lots, lot size will only be an occasional concern.

- Development Characteristics

The form and architectural character of commercial buildings in this district create a strong sense of visual unity which should be maintained in new construction. The buildings range from 2 to 3 stories and new development should fall within this range (maximum height 45 feet). While the ground floor is used for commercial purposes, the second and third floors could be used for office or residential use. The existing residential structures in this district range from 1 to 2 stories and the Village should require new homes between 1½ to 2 stories in height (maximum height 30 ft.).

New structures should align with existing buildings on adjacent lots to maintain and strengthen the physical form and visual character of the streetscape. Front yard setbacks should permit the continuation of the Village sidewalk and street tree plantings. Side yard setbacks may vary; however, a minimum of 6 feet should be established for the main structure. Traditionally, buildings in this area have a strong relationship to the street. On deep lots, buildings occupy front portions. Parking areas, out-buildings and service access should be located at the rear of the structures and vehicular access along alleys should be encouraged.

5.4.1.2 Village Extension District

This district lies beyond the Village extension mixed use area and provides the transition area from Village to rural landscape. Therefore, it should embody the characteristics of both areas.

- Land Use

Civic, single family and multi-family housing, will be the primary land uses.

- Density and Lot Size

Development in this district will relate to the patterns of the Village Extension District but lot size may increase, thus reducing the development density as growth moves further from the Village center. We recommend that the Village establish a minimum lot size of 10,000 square feet dependent on the availability of Village sewer and water. The Jefferson County Soil Survey indicates that large areas within this district may contain soils which present severe limitations for on-site septic systems. Without Village sewer and water, the minimum lot size will have to be large enough to locate both a well and an on-site septic system and leach field. In this case the minimum lot size will have to be determined by the Jefferson County or New York State Health Department.

- Development Characteristics

The minimum front yard setbacks of lots in this district should range from 15 to 20 feet. Side yard setbacks could range from 10 to 15 feet. Sidewalks and street trees are still significant features that should be continued.

- Rural Development District

This development district is located on the periphery of the Village and it includes active farmland, large areas of abandoned farmland in various stages of succession growth and woodlands.

- Land Use

Agriculture and residential use will predominate in this area; however, commercial and small industrial uses should be permitted. The particular type of land use permitted in this district is less developed lands will be preserved, curb cuts will be reduced and new development will reflect the traditional cluster pattern of the farmstead.

5.5 Harbor Management Plan

A harbor management plan addresses conflict, congestion, and competition for space in the use of Lake Ontario community's surface waters and potentially it's underwater land. It provides consideration of and guidance and regulation on the managing of boat traffic; general harbor use; optimum location and number of boat support structures, such as docks, piers, moorings, pump out facilities, special anchorage areas; and

identification of local and federal navigational channels. It also provides the opportunity to identify various alternatives for optimum use of the waterfront and adjacent water surface, while at the same time analyzing the probable environmental effects of these alternatives.

Harbor management programs are a required element for the approval of a LWRP/HAMP. Pursuant to Section 922 of the New York State Executive Law, the Village of Sackets Harbor invokes its authority to integrate its harbor management program within the LWRP/HAMP. Sackets Harbor Management Plan considers many uses of Sackets Harbor's waterfront area. These uses are discussed throughout this Section. A specific listing of the elements required in the Harbor Management Plan that are part of this LWRP/HAMP is as follows:

- The HMP boundary area is identified on _____.
- A complete inventory and analysis of existing uses in the HMP can be located in Section II of this LWRP/HAMP.
- An identification and analysis of issues of local importance can specifically be found in Section II-_____.
- An identification and analysis of issues of regional importance can specifically be found in Section II-_____.
- A discussion of opportunities, long and short-term goals and objectives for the HMP are found in Section III-_____.
- An identification of the utilization of public underwater lands and navigable waters is located in Section II-B.
- A discussion of water dependent uses is located in Section II.
- The identification and discussion of economic, cultural, and social considerations regarding underwater lands and navigable waters can be found in Section III.
- A water use plan can be found in Section IV-B.
- A specification of policies concerning the management of underwater lands and navigable waters can be found in Section III.
- Identification of capital projects necessary to implement the LWRP/HAMP can be found in _____.
- Other applicable needs to describe the HMP can be found in discussions throughout the LWRP/HAMP document.

Relevant details from the LWRP/HAMP that pertain to the HMP are reported in the text below. The harbor management issues of local and regional importance are discussed in Section 2.0 and include: the biological health of the Lake Ontario, the Sackets Harbor Heritage Area Management Plan; and navigation and dredging issues. The Village currently has laws regulating surface water activities. Any activity

involving the waterfront is subject to the Critical Environmental Area law and all potential environmental impacts must be explored.

Other applicable regulations in the Coastal Management zone are imposed by NYSDEC and the ACOE. The NYSDEC requires a Protection of Waters Permit for the disturbance of the bed or banks of the Lake Ontario, the construction or repair of docks, platforms or installation of moorings, and the excavation or placement of fill in Lake Ontario. The ACOE regulates Lake Ontario under the Coastal Zone Management Act of 1972 requiring permits for certain activities. These include requiring permits for activities including the construction or placements of structures, and for the discharge of dredged or fill material into Lake Ontario.

The proposed water uses, sites for water-dependent and water-enhanced uses, and the priority for land uses are identified for the waterfront above in Section 4.0. A list of potential water-dependent uses includes a floating dock and/or pier for daytime boat access, fishing, and pedestrian access to and from the shore; a launch for non- motorized boats; and facilities for the repair, rental, storage of non-motorized watercraft, and hand launch for non-motorized boats. For a complete list of proposed permissible water-dependent, water-enhanced, and non-water related uses see Section 5 of this document.

The Village of Sackets Harbor invokes its authority to implement its Harbor Management Program, integrated within the LWRP/HAMP. The necessary local regulatory standards for these new uses are presented in Appendix ___, "Proposed Zoning Changes."

5.6 Local Management Structure And Procedures For Reviewing Proposed Projects

The complexity of implementing the LWRP/HAMP will require the involvement of several agencies, boards, and individual officials. Effective coordination of LWRP/HAMP-HAMP implementation requires that, in addition to designating a lead agency for consistency review, specific responsibilities are identified and assigned wherever possible. A summary of functional assignments are listed below:

Mayor: Provide overall supervision and management of LWRP/HAMP implementation projects and program.

Village Board of Trustees: Execute LWRP/HAMP program responsibilities, in coordination with the Mayor, for such items as coordination with volunteer and private organizations and local government cooperation.

Village Clerk: Handle correspondence, communications and record keeping for Village government actions pertaining to the implementation of the LWRP/HAMP.

Village Treasurer: Serve as chief fiscal officer in providing fiscal management for Village government actions pertaining to the LWRP/HAMP.

Village Code Enforcement Officer: Provide initial review of proposed coastal area development proposals to determine compliance with the Village zoning ordinance, work with Village Planning Board and other Village agencies in expediting all necessary review, issue permits, and enforce zoning ordinance.

Public Works Superintendent: Manage, maintain, and operate all public works and physical properties pertaining to the coastal area.

Planning Board: Responsible for LWRP/HAMP consistency review of all proposed local actions in the Village's coastal area. Provide advice and assistance to the Board of Trustees (and the DOS for Federal actions) and the public in prioritizing program projects and activities; provide input to the Board of Trustees on the compatibility of coastal area activities with program policies and objectives; review and approve site plans for new development within the coastal area. Also reviews compatibility and consistency of proposed structures with the scenic and historic preservation policies of the LWRP/HAMP.

Zoning Board of Appeals: Hear and render decisions on variances, special permits, and appeals from any requirement or determination made by the Village agencies pertaining to the coastal area.

LWRP/HAMP/Heritage Area Advisory Council: Advise the LWRP/HAMP Director as well as the Mayor and Board of Trustees on all matters relating to the implementation of this Plan.

LWRP/HAMP Director: Serve as the Village staff person primarily responsible for coordinating implementation of this plan- Its policies, programs and projects. Advise the Mayor and Board of Trustees on all matters relating to the implementation of this Plan. Assist the Village in implementing the recommended programs and projects set forth in the LWRP/HAMP. Responsibilities also include:

- Work with the Mayor, Village Boards and committees, and other departments.
- Coordinate Heritage Area facilities – Heritage Area Visitor Center and Market Square Park. Pickering-Beach, Fort Pike, waterfront areas.
- Assist and advise the planning board and zoning enforcement officer during project review to ensure compliance with the LWRP/HAMP coastal management policies and standards.

- Coordinate waterfront activities and programs with local and regional organizations, schools, and state and federal agencies; and
- Research and apply for funding to implement projects and programs identified in the LWRP/HAMP.
- Assist the Chamber of Commerce in developing and implementing a Business Recruitment Program (downtown business coordinator???).

Sackets Harbor Recreation/Open Space Commission: Serve in an advisory capacity to the Village Board of Trustees in planning and executing recreational programs and development of recreational facilities in the Village. Assist the Village in developing a strategy to evaluate the Village's open space parcels with a view toward conservation and potential future acquisition.

Sackets Harbor Marketing Committee: Advises the Village on marketing/events expenditures.

Sackets Harbor Area Cultural Preservation Foundation: Assists the Village in the capacity of a “Friends” group to facilitate communication among community organizations, long-term community planning, promote and maintain significant cultural resources in the Village.

Sackets Harbor Historical Society: Serves as a community resource for historic preservation information. Partners with the Heritage Area on interpretation of Sackets Harbor themes.

Sackets Harbor Battlefield Alliance: Serves as a community resource in support of the Battlefield. Partners with the Heritage Area on interpretation of Sackets Harbor themes.

Sackets Harbor Chamber of Commerce: Coordinates merchant and private sector involvement in the LWRP/HAMP, assist in soliciting donations for smaller waterfront projects, and promote public and private interest and support for revitalization activities.

5.7 Procedures To Ensure Local Compliance

LWRP/HAMP compliance procedures are distinct but integrally tied to the State Environmental Quality Review procedures. Under the direction of the Planning Board, lead agency in LWRP/HAMP consistency reviews, all Village agencies contemplating a direct action or receiving an application for approval of an action by others shall follow review and certification procedures set forth in the Village's LWRP/HAMP Consistency Law. The law requires that Village agencies refer actions to the Village Planning Board to be evaluated for consistency with the LWRP/HAMP policy standards and conditions that are set for in Section 3.0 of the LWRP/HAMP. The Planning Board, after conferring with the agency, then renders a written recommendation indicating whether or not the action is consistent or not with the LWRP/HAMP, along with suggested

modifications to such action if it is deemed necessary. These procedures are provided in total in Appendix ____, "Village of Sackets Harbor LWRP/HAMP Consistency Law."

5.8 Financial Resources Necessary To Fund The Projects And Programs In The Lwrp/Hamp

There are three main funding implications associated with implementation of the Village's LWRP/HAMP. These are, the administrative costs involved in the continued local management of the LWRP/HAMP, the capital and revenue costs involved in project implementation, and the costs related to maintenance and upkeep of projects.

5.8.1 Administration Costs

Management costs associated with the administration of the LWRP/HAMP must be budgeted by the Village and financed out of general revenues. This involves creating a separate budget item for the administration of the LWRP/HAMP to cover the costs of consistency reviews, fulfilling reporting requirements, and general administrative and clerical needs.

5.8.2 Capital Improvements

The second funding implication is the capital and revenues costs involved in project implementation. The Village has identified a number of LWRP/HAMP projects designed to address and implement many of the LWRP/HAMP Policies identified in Section 3.0. These projects are discussed in detail in Section 4.0. Open space funds generated through the Open Space Bond have the potential for purchasing lands important in advancing the goals of the LWRP/HAMP.

5.8.3 Upkeep

Maintenance and upkeep of LWRP/HAMP improvements will vary from year to year depending on the types of materials chosen during design and construction, and normal wear and tear from weather. Costs will be built into the Village's annual budget.

5.8.4 Services

Although the Village will need to take the lead in achieving the implementation of these projects, it is unlikely that the Village will be able to provide the necessary financial resources to implement any of these projects without seeking financial assistance from other entities or as part of a public/private partnership.

Possible sources of funding include the NYS Department of State, NYS Environmental Protection Fund, the NYS Clean Water/Clean Air Bond Act, the TEA-21 Transportation Enhancement Program, and the New York State Council on the Arts, with local matches from the Village in the form of money and/or in-kind services. Local sponsorship of projects should be sought from the local business community. The Village will work

closely with the New York State Department of State Division of Coastal Resources and Waterfront Revitalization to identify possible funding sources.

A key element in the building of successful implementation partnerships is the availability of a local match from the Village. This match is essential in leveraging public or private sector money. The local match generally can take a number of forms, including funding by the Village, the provision of materials or Village public works labor, and the monetary value of volunteer and staff time. It is also advantageous to try to link LWRP/HAMP project implementation to other capital improvement work that is going on within the Village, such as a development proposal or public water supply project, stretching the benefits of limited public funds and achieving multiple objectives. In terms of providing a monetary match, the Village Board should set up a budget item that would dedicate funds for the implementation of LWRP/HAMP projects. This item could be used to fund small-scale projects, parts of projects, or a partial cash match for project grants.

The Village should evaluate the requirements necessary to obtain funds from a variety of existing environmental response and economic development programs. Some of the available grant programs require a percentage contribution from the Village. Primary available government funding programs include:

5.9 Federally Funded Programs

Federal Environmental Response and Spill Compensation Fund – Navigation Law Article 12. This fund is available to states to implement investigation and clean up of petroleum discharges and removal of underground storage tanks. The fund is also available to compensate injured parties, including municipalities that have lost revenue as a result of the discharge of petroleum.

Industrial Finance Program. Provides low interest loans to provide businesses for environmental improvement capital projects, including brownfield site remediation and solid waste management.

Section 108 Federal Loan Guarantees. A HUD program that may be applicable to the industrial site reuse effort. Eligible projects include rehabilitation of obsolete structures, property acquisition and site preparation activities that could include removal of contamination from a property.

U.S. Department of Commerce Economic Development Administration. Grants are available to assist economic development projects.

The Environmental Protection Fund. A legislatively designed long-term source of revenues available to meet the pressing environmental needs of the state. A portion of this funding is administered by NYS DOS for LWRP/HAMP implementation. (See state funded programs).

Land and Water Conservation Fund. Federal monies allocated to the states by the Department of the Interior for land acquisition and development of outdoor recreation.

Pittman-Robertson Program. Also known as the Dingell-Johnson program and amended by the Wallop Breaux Act, collects taxes on sport fishing and related items and returns the monies to the states for use in fisheries management and research programs.

Forest Legacy Program. Federal monies designed to identify and protect environmentally sensitive forests that are threatened with conversion to non-forest uses.

Environmental Benefit Project Funds and Natural Resource Damages. If appropriate and in accord with law and guidance, may be provided for open space conservation.

Migratory Bird Stamp and Print. A dedicated source of revenue for the management and acquisition of wetlands and associated migratory bird habitat in New York State and Canada.

Federal Non-Game Wildlife Funding Initiative. Under consideration by the International Association of Fish and Wildlife Agencies, would provide a flexible program of grants to the states, funded through the federal excise tax on backpacks, mountain bicycles, tents, climbing gear, and similar outdoor recreational equipment.

The National Park Service, Historic Preservation Fund. Certified Local Government Program - The National Park Service supports several activities related to this LWRP/HAMP, these include among others a matching grant program for the expansion and maintenance of the National Register of Historic Places and support of historic preservation activities. Certified Local Governments may apply for survey and inventory activities.

The National Park Service also assists with National Heritage Corridor and heritage tourism projects.

National Trust for Historic Preservation - National Preservation Loan Fund. Awards are primarily loans that can be used to acquire, restore or rehabilitate historic buildings, sites and districts for use, lease or resale; and to provide special assistance for National Historic Landmarks.

Federal tax incentives also come into play for commercial properties on the National Register of Historic Places. For these properties, owners that have SHPO approved rehabilitation plans may, upon successful completion and final SHPO sign-off, then apply for Federal income tax credits in the amount of 20% of the construction costs.

The National Main Street Center, sponsored by the National Trust for Historic Preservation, helps downtowns build strong economic development programs through historic preservation. Through the Main Street Center,

Sackets Harbor can get guidance on such issues as storefront improvement programs, historic tax credits, and "placemaking on a budget."

National Recreation Trails Act Program. A matching grant program for the acquisition, development, rehabilitation and maintenance of trails and trail related projects. Funded projects must be identified in, or further a specific goal of, the SCORP and must be available to the general public. Source of funds: Federal Highway Administration.

U.S. Department of Commerce - Economic Development Administration, Economic Development. Provides funds in the form of low interest loans and grants for job creation and economic development projects. Grants for Public Works and Development Facilities promote long-term economic development and assist in the construction of public works and development of facilities needed to initiate and encourage the creation or retention of permanent jobs in the private sector in areas experiencing severe economic distress. Grants are awarded for such public facilities as water and sewer systems, industrial access roads to industrial parks, port facilities, railroad sidings and spurs, tourism facilities, vocational schools, business incubator facilities and infrastructure improvements for industrial parks.

Federal Land and Water Conservation Fund. The Land and Water Conservation Fund (LWCF), a dedicated fund, provides grants to states for the acquisition, development, and/or rehabilitation of outdoor park and recreation facilities. Funded projects must reflect the priorities established in SCORP and be available to the general public.

Environmental Protection Agency. Several grant programs are available as well as tax incentives. The New York State Office of Parks and Recreation (NYSOPRHP) administer some of these programs. Please see the discussion of funding sources available through NYSOPRHP under state funds.

5.10 State Funded Programs

Agricultural and Farmland Protection Implementation Projects. This annual program, administered by the New York State Department of Agriculture and Markets, provides matching grant funds to local municipalities to support local farmland protection plans and purchase the development rights to permanently protect viable farmland.

The New York State Clean Water/Clean Air Bond – Environmental Conservation Law Article 56. Project eligibility should be evaluated under different Bond Act funds, including the Safe Drinking Water Fund (Title 2), the Clean Water Fund (Title 3), and the Municipal Environmental Restoration Project Fund (Title 5).

The New York State Environmental Protection Fund – Quality Communities Grant. The program, administered by the Department of State, is designed to increase the capacity of local governments to engage in

effective planning for long-term community and regional vitality. Types of projects which could be funded in Sackets Harbor include:

- Intermunicipal Growth Program
- Community Growth Program
- Community Center Program
- Community Open Space Program

Clean Water State Revolving Fund for Water Pollution Control. Financing is available to respond to non-point source pollution projects. Non-point source refers to water pollution from diffuse sources that are not directly related to a piped discharge. Examples include remediation of contamination from leaking underground storage tanks or collection and treatment of road runoff, and water body restoration such as stream bank stabilization, drainage erosion, and sediment control.

The State Revolving Fund Program is one of the largest environmental infrastructure financing programs in the nation. Three primary loans are available through EFC: Bond-Funded Loans, Financial Hardship Loans, (including interest-free long-term), and Interest-Free Short-Term (up to two years).

Community Development Block Grant (CDBG). This program provides direct funding from the Department of Housing and Urban Development (HUD) for activities that support the reuse of industrial sites. CDBG funds are used for grants, loans, loan guarantees, and technical assistance activities. Formally a federal program, New York State has been administering the program since 2000.

New York State and U.S. Department of Transportation. Grants and loans may be available pursuant to the DOT Transportation Efficiency Act (TEA210), formerly ISTEA.

Transportation Efficiency Act (TEA-21) Enhancement Funds. Enhancement Funds could be used for design and construction of waterfront transportation projects as well as projects (trails) that enhance existing transportation facilities. This program is a Federal reimbursement program administered by the New York State Department of Transportation (NYSDOT) to fund projects outside the norm of traditional transportation programs by addressing the cultural, aesthetic, historic and environmental aspects of intermodal transportation networks.

New York State Nonpoint Source Implementation Grants Program. The NYSDEC has a grant program under its Nonpoint Source Implementation Grants Program. The program provides grants for up to fifty percent (50%) of the cost of eligible nonpoint source water pollution assessment, planning, and abatement projects.

Biodiversity Stewardship and Research Fund. A legislatively designed vehicle to receive funds from a variety of sources; federal, state, and private; to support biodiversity stewardship, research, and education in New York State.

Return a Gift to Wildlife. A state income tax donation program. The revenues are used for a variety of projects that benefit fish and wildlife.

State Revolving Loan Fund. Provides low-interest loans to municipalities to construct and expand sewage treatment facilities. Continuation of the state revolving loan fund depends on periodic reauthorization of the Clean Water Act with grants to states to capitalize the loan fund.

New York State, Department of State Division of Coastal Resources - Coastal Zone Management Program and Local Waterfront Revitalization Program Grants. The Division of Coastal Resources oversees the administration of grant awards under the Environmental Protection Fund (EPF). The EPF provides Title 11: Local Waterfront Revitalization Program Grants for planning, design and feasibility studies, and construction projects that advance preparation or implementation of Local Waterfront Revitalization Programs on a 50/50 matching basis. Eligible activities for funding include:

- General local waterfront revitalization program preparation/ implementation;
- Inter-municipal water body management plan preparation/ implementation;
- Waterfront redevelopment; and
- Innovative use and processing of dredged material; public coastal education and tourism.

New York State, Office of Parks, Recreation and Historic Preservation (OPRHP) Grant-In-Aid Programs. The NYSOPRHP administers several grant-in-aid programs to local communities. Many of the grant-in-aid programs require a local match in funds. Some of these programs are funded under the Clean Air/Clean Water Bond Act of 1996 and The Environmental Protection Act of 1993 (Environmental Protection Fund), while others are not.

Under the Bond Act, funds are available for a variety of proposed projects, including water quality improvement projects; parks, historic preservation and heritage areas; and open space and other programs. Types of projects that could be funded in Sackets Harbor include:

- Parks Program (Bond Act) - A matching grant program for the acquisition or development of parks and recreational facilities for projects to preserve, rehabilitate or restore lands, waters or structures for park, recreation or conservation purposes. Funds may be awarded to municipalities or not-for-profits with an ownership interest, for indoor or outdoor projects and must reflect the priorities established in the NY Statewide Comprehensive Outdoor Recreation Plan (SCORP)

- Historic Preservation Program (Bond Act) - A matching grant program to improve, protect, preserve, rehabilitate or restore properties listed on the National or State Registers of Historic Places. Funds are available to municipalities or not-for-profits with an ownership interest.
- Heritage Areas Program (Bond Act) - A grant program for projects to preserve, rehabilitate or restore lands, waters or structures, identified in a management plan approved by the Commissioner. Projects must fall within a New York State Designated Heritage Area.
- Acquisition - A matching program for the acquisition of a permanent easement or fee title to lands, waters or structures for use by all segments of the population for park, recreation, conservation or preservation purposes. To be used for all three program areas where acquisition is of more important than development.
- Barns Restoration and Preservation Program - A matching grant program for restoration and preservation of agricultural buildings, including barns, sheds and silos, that were constructed at least fifty (50) years prior to the date of the grant application, and in need of repair. The applicant must have a significant ownership interest in the property.
- Snowmobile Trail Grant Program - A grant program that allocates funds to local governments that engage in the development and maintenance of snowmobile trails designated as part of the State Snowmobile Trail System. The authorization for the program is found in Article 27 of NY Parks, Recreation and Historic Preservation Law. Funding is allocated on a pro-rated basis.

Open Space and other Programs (Bond Act) - provides funding to acquire valuable open spaces that will protect water resources, correct environmental deficiencies at state facilities, help small business comply with environmental laws and improve the safety of dams and flood control structures throughout New York.

Under the EPA's Environmental Protection Act of 1993, NYSOPRHP can administer matching funds from the Environmental Protection Fund to local communities for a variety of projects. The following programs most apply to the proposed projects within the Lakefront area, as described in Section 4.0 of the LWRP/HAMP.

Other grant-in-aid programs administered by NYSOPRHP that could benefit the Sackets Harbor include:

- Environmental Restoration Brownfields - provides financial assistance to municipalities for the investigation and/or clean up of municipally owned potential contaminated properties. These properties can then be returned for productive use or used for redevelopment purposes.
- Legislative Initiative Program - A program of the NYS Legislature administered by State Parks for park, recreation and historic preservation and cultural projects and programs of local governments and not-for-profits.
- Navigation Law Enforcement Program - A program offering up to 75% reimbursement for costs incurred by municipal police agencies in the enforcement of Navigation laws and regulations.

- The New York State Environmental Facilities Corporation - Provides low interest loans to municipalities from the Clean Water State Revolving Fund (CWSRF). These loans can be used to construct wastewater facilities that reduce or prevent water pollution. Projects must be publicly owned to be eligible for financing and address issues of water quality protection. Project categories include:
 - Point source treatment works (related to a piped discharge);
 - Non-point source projects (water pollution from diffuse sources not directly related to a piped discharge); and
 - National estuary conservation and management projects at USEPA designated estuaries.

5.11 Locally Funded Programs

Local funds are needed to match Federal and State funds and/or otherwise complete improvement projects not Federally or State assisted. Projects most appropriate for local funding include smaller scale park and recreation improvements, including:

- Trail development projects that can utilize in-kind services; and
- Street improvement projects that can be incorporated into capital improvement programs

Capital Improvements Program - The Village of Sackets Harbor can undertake infrastructure improvement projects within the waterfront revitalization area as part of its annual expenditures under its capital improvement program.

Business Improvement District (BID) - Business improvement districts are established by local business interested in improving the area in and around their businesses. These businesses in essence form a partnership where each business contributes funds to offset the cost of improvements within the district. Together, this partnership decides how to allocate the funds for needed improvements. Such improvements may include the addition of streetscape elements such as benches, plantings, decorative lighting and signage, improvements to sidewalks, enhanced maintenance to public spaces, as well as the coordination of special promotion services and events.

Special Assessment District - Similar in all respects to a BID except the funds for the improvements are held by an entity or organization, such as a chamber of commerce, rather than the business partnership. This entity operates in an oversight capacity by controlling the expenditure of funds and coordinating the scheduling of special promotion services and events, as well as improvements with contractors and/or the involved municipality.

5.12 Privately Funded Programs

National foundations exist which provide grants to support programs that address historic preservation issues. Locally, there may be additional corporate sponsors willing to support the effort being undertaken to implement the LWRP/HAMP. The Village should identify those corporations that may be inclined to fund specific program activities and projects.

Andy Warhol Foundation for the Visual Arts - This foundation supports the “advancement of the visual arts, including curatorial research, freedom of artistic expression, contemporary art, and historic preservation. The foundation believes that a nation’s historic properties serve not only as witness to the aesthetic sense and way of life of past generations but also as contemporary society’s anchor to a strong sense of place.” Historic preservation grants are given to organizations working to preserve historic buildings, districts and landscapes, and to promote historic properties as “living things”. Property must be of architectural, historic or cultural significance.

Getty Grant Program - Architectural Conservation Grants. Assist in the conservation of properties of outstanding architectural, historical and cultural importance. Funds can be used for planning purposes that advance the conservation of historical building fabric as well as for the implementation of plans to preserve and stabilize these buildings.

Private Foundation Grants. The Environmental Grantmaker's Association, 1290 Avenue of the Americas, Suite 3450 New York, New York, 10104 compiles a listing of hundreds of potential foundations and trusts which may provide funding assistance to creative environmental/economic development initiatives.

Gifts and Donations. A way for individuals and businesses to contribute directly to the conservation of open space through donations of land or easements.

Preserve New York Grant Program. The Preserve New York Grant Program provides support for three types of projects: cultural resource surveys, historic structure reports, and historic landscape reports. An applicant must be a not-for-profit group with tax-exempt status or a unit of local government. State agencies and religious institutions are not eligible to apply. The program generally provides only partial support on a competitive basis. Grants are likely to range between \$3,000 and \$15,000.

6.0 State And Federal Actions And Program Likely To Affect Implementation Of The Lwrp

State and Federal actions will affect and be affected by implementation of the LWRP/HAMP for the Village of Sackets Harbor. Under State law and the U.S. Coastal Zone Management Act, certain State and Federal actions within or affecting the local waterfront area must be "consistent" or "consistent to the maximum extent practicable" with the enforceable policies and purposes of the LWRP/HAMP. This consistency requirement makes the LWRP/HAMP a unique, intergovernmental mechanism for setting policy and making decisions and helps to prevent detrimental actions from occurring and future options from being needlessly foreclosed. At the same time, the active participation of State and Federal agencies is also likely to be necessary to implement specific provisions of the LWRP/HAMP.

The first part of this section identifies the actions and programs of State and Federal agencies that should be undertaken in a manner consistent with the LWRP/HAMP. This is a generic list of actions and programs, as identified by the NYS Department of State; therefore, some of the actions and programs listed may not be relevant to this LWRP/HAMP. Pursuant to the State Waterfront Revitalization of Coastal Areas and Inland Waterways Act (Executive Law, Article 42), the Secretary of State individually and separately notifies affected State agencies of those agency actions and programs that are to be undertaken in a manner consistent with approved LWRP/HAMPs. Similarly, federal agency actions and programs subject to consistency requirements are identified in the manner prescribed by the U.S. Coastal Zone Management Act and its Implementing regulations. The lists of State and Federal actions and programs included herein are informational only and do not represent or substitute for the required identification and notification procedures. The current official lists of actions subject to State and Federal consistency requirements may be obtained from the NYS Department of State.

The second part of this section is a more focused and descriptive list of State and Federal agency actions that are necessary to further implementation of the LWRP/HAMP. It is recognized that a State and Federal agency's ability to undertake such actions is subject to a variety of factors and considerations; that the consistency provisions referred to above, may not apply; and that the consistency requirements can not be used to require a State and Federal agency to undertake an action it could not undertake pursuant to other provisions of law. Reference should be made to Section 4.0 and Section 5.0, which also discuss State and federal assistance needed to implement the LWRP/HAMP.

6.1 State Agencies

OFFICE FOR THE AGING

- 1.00 Funding and/or approval programs for the establishment of new or expanded facilities providing various services for the elderly.

DEPARTMENT OF AGRICULTURE AND MARKETS

- 1.00 Agricultural Districts Program
- 2.00 Rural Development Program
- 3.00 Farm Worker Services Programs.
- 4.00 Permit and approval programs:
 - 4.01 Custom Slaughters/Processor Permit
 - 4.02 Processing Plant License
 - 4.03 Refrigerated Warehouse and/or Locker Plant License

DIVISION OF ALCOHOLIC BEVERAGE CONTROL/STATE LIQUOR AUTHORITY

- 1.00 Permit and Approval Programs:
 - 1.01 Ball Park - Stadium License
 - 1.02 Bottle Club License
 - 1.03 Bottling Permits
 - 1.04 Brewer's Licenses and Permits
 - 1.05 Brewer's Retail Beer License
 - 1.06 Catering Establishment Liquor License
 - 1.07 Cider Producer's and Wholesaler's Licenses
 - 1.08 Club Beer, Liquor, and Wine Licenses
 - 1.09 Distiller's Licenses
 - 1.10 Drug Store, Eating Place, and Grocery Store Beer Licenses
 - 1.11 Farm Winery and Winery Licenses
 - 1.12 Hotel Beer, Wine, and Liquor Licenses
 - 1.13 Industrial Alcohol Manufacturer's Permits
 - 1.14 Liquor Store License
 - 1.15 On-Premises Liquor Licenses
 - 1.16 Plenary Permit (Miscellaneous-Annual)
 - 1.17 Summer Beer and Liquor Licenses
 - 1.18 Tavern/Restaurant and Restaurant Wine Licenses
 - 1.19 Vessel Beer and Liquor Licenses
 - 1.20 Warehouse Permit
 - 1.21 Wine Store License
 - 1.22 Winter Beer and Liquor Licenses
 - 1.23 Wholesale Beer, Wine, and Liquor Licenses

DIVISION OF ALCOHOLISM AND ALCOHOL ABUSE

- 1.00 Facilities, construction, rehabilitation, expansion, or demolition or the funding of such activities.
- 2.00 Permit and approval programs:
 - 2.01 Letter Approval for Certificate of Need
 - 2.02 Operating Certificate (Alcoholism Facility)
 - 2.03 Operating Certificate (Community Residence)
 - 2.04 Operating Certificate (Outpatient Facility)
 - 2.05 Operating Certificate (Sobering-Up Station)

COUNCIL ON THE ARTS

- 1.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.
- 2.00 Architecture and environmental arts program.

DEPARTMENT OF BANKING

- 1.00 Permit and approval programs:
 - 1.01 Authorization Certificate (Bank Branch)
 - 1.02 Authorization Certificate (Bank Change of Location)
 - 1.03 Authorization Certificate (Bank Charter)
 - 1.04 Authorization Certificate (Credit Union Change of Location)
 - 1.05 Authorization Certificate (Credit Union Charter)
 - 1.06 Authorization Certificate (Credit Union Station)
 - 1.07 Authorization Certificate (Foreign Banking Corporation Change of Location)
 - 1.08 Authorization Certificate (Foreign Banking Corporation Public Accommodations Office)
 - 1.09 Authorization Certificate (Investment Company Branch)
 - 1.10 Authorization Certificate (Investment Company Change of Location)
 - 1.11 Authorization Certificate (Investment Company Charter)
 - 1.12 Authorization Certificate (Licensed Lender Change of Location)
 - 1.13 Authorization Certificate (Mutual Trust Company Charter)
 - 1.14 Authorization Certificate (Private Banker Charter)
 - 1.15 Authorization Certificate (Public accommodation Office - Banks)
 - 1.16 Authorization Certificate (Safe Deposit Company Branch)
 - 1.17 Authorization Certificate (Safe Deposit Company Change of Location)
 - 1.18 Authorization Certificate (Safe Deposit Company Charter)
 - 1.19 Authorization Certificate (Savings Bank Charter)
 - 1.20 Authorization Certificate (Savings Bank De Novo Branch Office)
 - 1.21 Authorization Certificate (Savings Bank Public Accommodations Office)
 - 1.22 Authorization Certificate (Savings and Loan Association Branch)
 - 1.23 Authorization Certificate (Savings and Loan Association Change of Location)
 - 1.24 Authorization Certificate (Savings and Loan Association Charter)
 - 1.25 Authorization Certificate (Subsidiary Trust Company Charter)
 - 1.26 Authorization Certificate (Trust Company Branch)
 - 1.27 Authorization Certificate (Trust Company-Change of Location)
 - 1.28 Authorization Certificate (Trust Company Charter)
 - 1.29 Authorization Certificate (Trust Company Public Accommodations Office)
 - 1.30 Authorization to Establish a Life Insurance Agency
 - 1.31 License as a Licensed Lender
 - 1.32 License for a Foreign Banking Corporation Branch

DEPARTMENT OF COMMERCE

- 1.00 Preparation or revision of statewide or specific plans to address State economic development needs.
- 2.00 Allocation of state tax-free bonding reserve.

DEPARTMENT OF CORRECTIONAL SERVICES

- 1.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.

DORMITORY AUTHORITY OF THE STATE OF NEW YORK

- 1.00 Financing of higher education and health care facilities.
- 2.00 Planning and design services assistance program.

EDUCATION DEPARTMENT

- 1.00 Facilities construction, rehabilitation, expansion, demolition or funding of such activities.
- 2.00 Permit and approval programs:
 - 2.01 Certification of Incorporation (Regents Charter)
 - 2.02 Private Business School Registration
 - 2.03 Private School License
 - 2.04 Registered Manufacturer of Drugs and/or Devices
 - 2.05 Registered Pharmacy Certificate
 - 2.06 Registered Wholesale of Drugs and/or Devices
 - 2.07 Registered Wholesaler-Repacker of Drugs and/or Devices
 - 2.08 Storekeeper's Certificate

ENERGY PLANNING BOARD AND ENERGY OFFICE

- 1.00 Preparation and revision of the State Energy Master Plan.

NEW YORK STATE ENERGY RESEARCH AND DEVELOPMENT AUTHORITY

- 1.00 Issuance of revenue bonds to finance pollution abatement modifications in power-generation facilities and various energy projects.

DEPARTMENT OF ENVIRONMENTAL CONSERVATION

- 1.00 Acquisition, disposition, lease, grant of easement and other activities related to the management of lands under the jurisdiction of the Department.
- 2.00 Classification of Waters Program; classification of land areas under the Clean Air Act.
- 3.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.
- 4.00 Financial assistance/grant programs:
 - 4.01 Capital projects for limiting air pollution
 - 4.02 Cleanup of toxic waste dumps
 - 4.03 Flood control, beach erosion and other water resource projects
 - 4.04 Operating aid to municipal wastewater treatment facilities
 - 4.05 Resource recovery and solid waste management capital projects
 - 4.06 Wastewater treatment facilities
- 5.00 Funding assistance for issuance of permits and other regulatory activities (New York City only).
- 6.00 Implementation of the Environmental Quality Bond Act of 1972, including:
 - (a) Water Quality Improvement Projects
 - (b) Land Preservation and Improvement Projects including Wetland Preservation and Restoration Projects, Unique Area Preservation Projects, Metropolitan Parks Projects, Open Space Preservation Projects and Waterways Projects.
- 7.00 Marine Finfishing and Shellfish Programs.
- 8.00 New York Harbor Drift Removal Project.

9.00 Permit and approval program:

Air Resources

- 9.01 Certificate of Approval for Air Pollution Episode Action Plan
- 9.02 Certificate of Compliance for Tax Relief - Air Pollution Control Facility
- 9.03 Certificate to Operate: Stationary Combustion Installation; Incinerator; Process, Exhaust or Ventilation System
- 9.04 Permit for Burial of Radioactive Material
- 9.05 Permit for Discharge of Radioactive Material to Sanitary Sewer
- 9.06 Permit for Restricted Burning
- 9.07 Permit to Construct: a Stationary Combustion Installation; Incinerator; Indirect Source of Air Contamination; Process, Exhaust or Ventilation System

Construction Management

- 9.08 Approval of Plans and Specifications for Wastewater Treatment Facilities

Fish and Wildlife

- 9.09 Certificate to Possess and Sell Hatchery Trout in New York State
- 9.10 Commercial Inland Fisheries Licenses
- 9.11 Fishing Preserve License
- 9.12 Fur Breeder's License
- 9.13 Game Dealer's License
- 9.14 Licenses to Breed Domestic Game Animals
- 9.15 License to Process and Sell Live Game
- 9.16 Permit to Import, Transport and/or Export under Section 184.1 (11-0511)
- 9.17 Permit to Raise and Sell Trout
- 9.18 Private Bass Hatchery Permit
- 9.19 Shooting Preserve Licenses
- 9.20 Taxidermy License
- 9.21 Permit – Article 15, (Protection of Water) – Drudge or Deposit Material in a Waterway
- 9.22 Permit – Article 15, (Protection of Water) – Stream Bed or Bank Disturbance
- 9.23 Permit – Article 24, (Freshwater Wetlands)

Hazardous Substances

- 9.24 Permit to Use Chemicals for the Control or Elimination of Aquatic Insects
- 9.25 Permit to Use Chemicals for the Control or Elimination of Aquatic Vegetation
- 9.26 Permit to Use Chemicals for the Control or Extermination of Undesirable Fish

Lands and Forest

- 9.27 Certificate of Environmental Safety (Liquid Natural Gas and Liquid Petroleum Gas)
- 9.28 Floating Object Permit
- 9.29 Marine Regatta Permit
- 9.30 Mining Permit
- 9.31 Navigation Aid Permit
- 9.32 Permit to Plug and Abandon (a non-commercial, oil, gas or solution mining well)
- 9.33 Permit to Use Chemicals for the Control or Elimination of Aquatic Insects
- 9.34 Permit to Use Chemicals for the Control or Elimination of Aquatic Vegetation
- 9.35 Permit to use Chemicals for the Control or Extermination of Undesirable Fish
- 9.36 Underground Storage Permit (Gas)
- 9.37 Well Drilling Permit (Oil, Gas, and Solution Salt Mining)

Marine Resources

- 9.38 Digger's Permit (Shellfish)
- 9.39 License of Menhaden Fishing Vessels
- 9.40 License for Non-Resident Food Fishing Vessel
- 9.41 Non-Resident Lobster Permit
- 9.42 Marine Hatchery and/or Off-Bottom Culture Shellfish Permits
- 9.43 Permits to Take Blue-Claw Crabs
- 9.44 Permit to Use Pond or Trap Net
- 9.45 Resident Commercial Lobster Permit
- 9.46 Shellfish Shipper's Permits
- 9.47 Special Permit to Take Surf Clams from Waters other than the Atlantic Ocean

Regulatory Affairs

- 9.48 Approval - Drainage Improvement District
- 9.49 Approval - Water (Diversion for) Power
- 9.50 Approval of Well System and Permit to Operate
- 9.51 Permit - Article 15, (Protection of Water) - Dam
- 9.52 Permit - Article 15, (Protection of Water) - Dock, Pier or Wharf
- 9.53 Permit - Article 15, (Protection of Water) - Dredge or Deposit Material in a Waterway
- 9.54 Permit - Article 15, (Protection of Water) - Stream Bed or Bank Disturbances
- 9.55 Permit - Article 15, Title 15 (Water Supply)
- 9.56 Permit - Article 24, (Freshwater Wetlands)
- 9.57 Permit - Article 25, (Tidal Wetlands)
- 9.58 River Improvement District Approvals
- 9.59 River Regulatory District Approvals
- 9.60 Well Drilling Certificate of Registration

Solid Wastes

- 9.61 Permit to Construct and/or Operate a Solid Waste Management Facility
- 9.62 Septic Tank Cleaner and Industrial Waste Collector Permit

Water Resources

- 9.63 Approval of Plans for Wastewater Disposal Systems
 - 9.64 Certificate of Approval of Realty Subdivision Plans
 - 9.65 Certificate of Compliance (Industrial Wastewater Treatment Facility)
 - 9.66 Letters of Certification for Major Onshore Petroleum Facility Oil Spill Prevention and Control Plan
 - 9.67 Permit - Article 36, (Construction in Flood Hazard Areas)
 - 9.68 Permit for State Agency Activities for Development in Coastal Erosion Hazards Areas
 - 9.69 Permit for State Agency Activities for Development in Coastal Erosion Hazards Areas
 - 9.70 State Pollutant Discharge Elimination System (SPDES) Permit
 - 9.71 401 Water Quality Certification
-
- 10.00 Preparation and revision of Air Pollution State Implementation Plan.
 - 11.00 Preparation and revision of Continuous Executive Program Plan.
 - 12.00 Preparation and revision of Statewide Environmental Plan.
 - 13.00 Protection of Natural and Man-made Beauty Program.
 - 14.00 Urban Fisheries Program.

15.00 Urban Forestry Program.

16.00 Urban Wildlife Program.

ENVIRONMENTAL FACILITIES CORPORATION

1.00 Financing program for pollution control facilities for industrial firms and small businesses.

FACILITIES DEVELOPMENT CORPORATION

1.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.

OFFICE OF GENERAL SERVICES

1.00 Administration of the Public Lands Law for acquisition and disposition of lands, grants of land and grants of easement of land under water, issuance of licenses for removal of materials from lands under water, and oil and gas leases for exploration and development.

2.00 Administration of Article 4-B, Public Buildings Law, in regard to the protection and management of State historic and cultural properties and State uses of buildings of historic, architectural or cultural significance.

3.00 Facilities construction, rehabilitation, expansion, or demolition.

DEPARTMENT OF HEALTH

1.00 Facilities construction, rehabilitation, expansion, demolition, or the funding of such activities.

2.00 Permit and approval programs:

2.01 Approval of Completed Works for Public Water Supply Improvements

2.02 Approval of Plans for Public Water Supply Improvements.

2.03 Certificate of Need (Health Related Facility - except Hospitals)

3.04 Certificate of need (Hospitals)

2.05 Operating Certificate (Diagnostic and Treatment Center)

2.06 Operating Certificate (Health Related Facility)

2.07 Operating Certificate (Hospice)

2.08 Operating Certificate (Hospital)

2.09 Operating Certificate (Nursing Home)

2.10 Permit to Operate a Children's Overnight or Day Camp

2.11 Permit to Operate a Migrant Labor Camp

2.12 Permit to Operate as a Retail Frozen Dessert Manufacturer

2.13 Permit to Operate a Service Food Establishment

2.14 Permit to Operate a Temporary Residence/Mass Gathering

2.15 Permit to Operate or maintain a Swimming Pool or Public Bathing Beach

2.16 Permit to Operate Sanitary Facilities for Realty Subdivisions

2.17 Shared Health Facility Registration Certificate

DIVISION OF HOUSING AND COMMUNITY RENEWAL AND ITS SUBSIDIARIES AND AFFILIATES

1.00 Facilities construction, rehabilitation, expansion, or demolition.

2.00 Financial assistant/grant programs:

- 2.01 Federal Housing Assistance Payments Program (Section 8 Programs)
- 2.02 Housing Development Fund Programs
- 2.03 Neighborhood Preservation Companies Program
- 2.04 Public Housing Programs
- 2.05 Rural Incentives Grant Program
- 2.06 Rural Preservation Companies Program
- 2.07 Rural Rental Assistance Program
- 2.08 Special Needs Demonstration Projects
- 2.09 Urban Initiatives Grant Program
- 2.10 Urban Renewal Programs

- 3.00 Preparation and implementation of plans to address housing and community renewal needs.

HOUSING FINANCE AGENCY

- 1.00 Funding programs for the construction, rehabilitation, or expansion of facilities.
- 2.00 Affordable Housing Corporation.

JOB DEVELOPMENT AUTHORITY

- 1.00 Financing assistance programs for commercial and industrial facilities.

MEDICAL CARE FACILITIES FINANCING AGENCY

- 1.00 Financing of medical care facilities.

OFFICE OF MENTAL HEALTH

- 1.00 Facilities construction, rehabilitation, expansion, demolition, or the funding of such activities.
- 2.00 Permit and approval programs:
 - 2.01 Operating Certificate (Community Residence)
 - 2.02 Operating Certificate (Family Care Homes)
 - 2.03 Operating Certificate (Inpatient Facility)
 - 2.04 Operating Certificate (Outpatient Facility)

OFFICE OF MENTAL RETARDATION AND DEVELOPMENT DISABILITIES

- 1.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.
- 2.00 Permit and approval programs:
 - 2.01 Establishment and Construction Prior Approval
 - 2.02 Operating Certificate Community Residence
 - 2.03 Outpatient Facility Operating Certificate

DIVISION OF MILITARY AND NAVAL AFFAIRS

- 1.00 Preparation and implementation of the State Disaster Preparedness Plan.

NATURAL HERITAGE TRUST

- 1.00 Funding program for natural heritage institutions.

OFFICE OF PARKS, RECREATION AND HISTORIC PRESERVATION (including Regional State Park Commission)

- 1.00 Acquisition, disposition, lease, grant of easement or other activities related to the management of land under the jurisdiction of the Office.
- 2.00 Facility construction, rehabilitation, expansion, or demolition or the funding of such activities.
- 3.00 Funding program for recreational boating, safety and enforcement.
- 4.00 Funding program for State and local historic preservation projects.
- 5.00 Land and Water Conservation Fund programs.
- 6.00 Nomination of properties to the Federal and/or State Register of Historic Places.
- 7.00 Permit and approval programs:
 - 7.01 Floating Objects Permit
 - 7.02 Marine Regatta Permit
 - 7.03 Navigation Aide Permit
 - 7.04 Posting of Signs Outside State Parks
- 8.00 Preparation and revision of the Statewide Comprehensive Outdoor Recreation Plan and the Statewide Comprehensive Historic Preservation Plan and other plans for public access, recreation, historic preservation or related purposes.
- 9.00 Recreation services program.
- 10.00 Heritage Areas Program.

POWER AUTHORITY OF THE STATE OF NEW YORK

- 1.00 Acquisition, disposition, lease, grant of easement and other activities related to the management of land under the jurisdiction of the Authority.
- 2.00 Facilities construction, rehabilitation, expansion, or demolition.

NEW YORK STATE SCIENCE AND TECHNOLOGY FOUNDATION

- 1.00 Corporation for Innovation Development Program.
- 2.00 Center for Advanced Technology Program.

DEPARTMENT OF SOCIAL SERVICES

- 1.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.
- 2.00 Homeless Housing and Assistance Program.
- 3.00 Permit and approval programs:
 - 3.01 Certificate of Incorporation (Adult Residential Care Facilities)

- 3.02 Operating Certificate (Children's Services)
- 3.03 Operating Certificate (Enriched Housing Program)
- 3.04 Operating Certificate (Home for Adults)
- 3.05 Operating Certificate (Proprietary Home)
- 3.06 Operating Certificate (Public Home)
- 3.07 Operating Certificate (Special Care Home)
- 3.08 Permit to Operate a Day Care Center

DEPARTMENT OF STATE

- 1.00 Appalachian Regional Development Program.
- 2.00 Coastal Management Program.
- 3.00 Community Services Block Grant Program.
- 4.00 Permit and approval programs:
 - 4.01 Billiard Room License
 - 4.02 Cemetery Operator
 - 4.03 Uniform Fire Prevention and Building Code

STATE UNIVERSITY CONSTRUCTION FUND

- 1.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.

STATE UNIVERSITY OF NEW YORK

- 1.00 Acquisition, disposition, lease, grant of easement and other activities related to the management of land under the jurisdiction of the University.
- 2.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.

DIVISION OF SUBSTANCE ABUSE SERVICES

- 1.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.
- 2.00 Permit and approval programs:
 - 2.01 Certificate of Approval (Substance Abuse Services Program)

THRUWAY AUTHORITY/CANAL CORPORATION/CANAL RECREATION WAY COMMISSION

- 1.00 Acquisition, disposition, lease, grant of easement and other activities related to the management of land and other resources under the jurisdiction of the Authority, Canal Corporation, and Canal Recreationway Commission.
- 2.00 Facilities construction, rehabilitation, expansion, or demolition.
- 3.00 Permit and approval programs:
 - 3.01 Advertising Device permit
 - 3.02 Approval to Transport Radioactive Waste

- 3.03 Occupancy Permit
- 3.04 Permits for use of Canal System lands and waters
- 4.00 Statewide Canal Recreationway Plan.

DEPARTMENT OF TRANSPORTATION

- 1.00 Acquisition, disposition, lease, grant of easement and other activities related to the management of land under the jurisdiction of the Department.
- 2.00 Construction, rehabilitation, expansion, or demolition of facilities, including but not limited to:
 - (a) Highways and parkways
 - (b) Bridges on the State highways system
 - (c) Highway and parkway maintenance facilities
 - (d) Rail facilities
- 3.00 Financial assistance/grant programs:
 - 3.01 Funding programs for construction/reconstruction and reconditioning/preservation of municipal streets and highways (excluding routine maintenance and minor rehabilitation)
 - 3.02 Funding programs for development of the ports of Albany, Buffalo, Oswego, Ogdensburg and New York
 - 3.03 Funding programs for rehabilitation and replacement of municipal bridges
 - 3.04 Subsidies program for marginal branchlines abandoned by Conrail
 - 3.05 Subsidies program for passenger rail service
- 4.00 Permits and approval programs:
 - 4.01 Approval of applications for airport improvements (construction projects)
 - 4.02 Approval of municipal applications for Section 18 Rural and Small Urban Transit Assistance Grants (construction projects)
 - 4.03 Approval of municipal or regional transportation authority applications for design, construction and rehabilitation of omnibus maintenance and storage facilities
 - 4.04 Approval of municipal or regional transportation authority applications for fund for design and construction of rapid transit facilities
 - 4.05 Certificate of Convenience and Necessity to Operate a Railroad
 - 4.06 Highway Work Permits
 - 4.07 License to Operate Major Petroleum Facilities
 - 4.08 Outdoor Advertising Permit (for off-premises advertising signs adjacent to interstate and primary highway)
 - 4.09 Real Property Division Permit for Use of State-Owned Property

- 5.00 Preparation or revision of the Statewide Master Plan for Transportation and sub-area or special plans and studies related to the transportation needs of the State.
- 6.00 Water Operation and Maintenance Program - Activities related to the containment of petroleum spills and development of an emergency oil-spill control network.

EMPIRE STATE DEVELOPMENT CORPORATION and its subsidiaries and affiliates

- 1.00 Acquisition, disposition, lease, grant of easement or other activities related to the management of land under the jurisdiction of the Corporation.
- 2.00 Planning, development, financing, construction, major renovation or expansion of commercial, industrial, and civic facilities and the provision of technical assistance or financing for such activities, including, but not limited to, actions under its discretionary economic development programs such as the following:
 - (a) Tax-Exempt Financing Program
 - (b) Lease Collateral Program
 - (c) Lease Financial Program
 - (d) Targeted Investment Program
 - (e) Industrial Buildings Recycling Program
- 3.00 Administration of special projects.
- 4.00 Administration of State-funded capital grant programs.

DIVISION OF YOUTH

- 1.00 Construction, rehabilitation, expansion, demolition, or the funding or approval of youth related facilities.

6.2 FEDERAL AGENCIES

DEPARTMENT OF COMMERCE

National Marine Fisheries Services

- 1.00 Fisheries Management Plans

DEPARTMENT OF DEFENSE

Army Corps of Engineers

- 1.00 Proposed authorizations for dredging, channel improvements, break-waters, other navigational works, or erosion control structures, beach replenishment, dams or flood control works, ice management practices and activities, and other projects with potential to impact coastal lands and waters.
- 2.00 Land acquisition for spoil disposal or other purposes.
- 3.00 Selection of open water disposal sites.

DEPARTMENT OF ENERGY

- 1.00 Prohibition orders.

GENERAL SERVICES ADMINISTRATION

- 1.00 Acquisition, location and design of proposed Federal Government property or buildings, whether leased or owned by the Federal Government.
- 2.00 Disposition of Federal surplus lands and structures.

DEPARTMENT OF INTERIOR

Fish and Wildlife Service

- 1.00 Management of National Wildlife refuges and proposed acquisitions.

Mineral Management Service

- 2.00 OCS lease sale activities including tract selection, lease sale stipulations, etc.

National Park Service

- 3.00 National Park and Seashore management and proposed acquisitions.

DEPARTMENT OF TRANSPORTATION

Amtrak, Council

- 1.00 Expansions, curtailments, new construction, upgrading or abandonments or railroad facilities or services, in or affecting the State's coastal area.

Coast Guard

- 2.00 Location and design, construction or enlargement of Coast Guard stations, bases, and lighthouses.
- 3.00 Location, placement or removal of navigation devices which are not part of the routine operations under the Aids to Navigation Program (ATON).
- 4.00 Expansion, abandonment, designation or anchorages, lightening areas or shipping lanes and ice management practices and activities.

Federal Aviation Administration

- 5.00 Location and design, construction, maintenance, and demolition of Federal aids to air navigation.

Federal Highway Administration

- 6.00 Highway construction.

FEDERAL LICENSES AND PERMITS

DEPARTMENT OF DEFENSE

Army Corps of Engineers

- 1.00 Construction of dams, dikes or ditches across navigable waters, or obstruction or alteration of navigable waters required under Section 9 and 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 401, 403).

- 2.00 Establishment of harbor lines pursuant to Section 11 of the Rivers and Harbors Act of 1899 (33 U.S.C. 404, 405).
- 3.00 Occupation of seawall, bulkhead, jetty, dike, levee, wharf, pier, or other work built by the U.S. pursuant to Section 14 of the Rivers and Harbors Act of 1899 (U.S.C. 408).
- 4.00 Approval of plans for improvements made at private expense under USACE supervision pursuant to the Rivers and Harbors Act of 1902 (33 U.S.C. 565).
- 5.00 Disposal of dredged spoils into the waters of the U.S., pursuant to the Clean Water Act, Section 404, (33 U.S.C. 1344).
- 6.00 All actions for which permits are required pursuant to Section 103 of the Marine Protection, Research, and Sanctuaries Act of 1972 (33 U.S.C. 1413).
- 7.00 Construction of artificial islands and fixed structures in Long Island Sound pursuant to Section 4(f) of the River and Harbors Act of 1912 (33 U.S.C.).

DEPARTMENT OF ENERGY

Economic Regulatory Commission

- 1.00 Regulation of gas pipelines, and licensing of import or export of natural gas pursuant to the Natural Gas Act (15 U.S.C. 717) and the Energy Reorganization Act of 1974.
- 2.00 Exemptions from prohibition orders.

Federal Energy Regulatory Commission

- 3.00 Licenses for non-Federal hydroelectric projects and primary transmission lines under Section 3(11), 4(e) and 15 of the Federal Power Act (16 U.S.C. 796(11), 797(11) and 808).
- 4.00 Orders for interconnection of electric transmission facilities under Section 202(b) of the Federal Power Act (15 U.S.C. 824a(b)).
- 5.00 Certificates for the construction and operation of interstate natural gas pipeline facilities, including both pipelines and terminal facilities under Section 7(c) of the Natural Gas Act (15 U.S.C. 717f(c)).
- 6.00 Permission and approval for the abandonment of natural gas pipeline facilities under Section 7(b) of the Natural Gas Act (15 U.S.C. 717f(b)).

ENVIRONMENTAL PROTECTION AGENCY

- 1.00 NPDES permits and other permits for Federal installation, discharges in contiguous zones and ocean waters, sludge runoff and aquaculture permits pursuant to Section 401, 402, 403, 405, and 318 of the Federal Water Pollution Control Act of 1972 (33 U.S.C. 1341, 1342, 1343, and 1328).
- 2.00 Permits pursuant to the Resources Recovery and Conservation Act of 1976.
- 3.00 Permits pursuant to the underground injection control program under Section 1424 of the Safe Water Drinking Water Act (42 U.S.C. 300h-c).

- 4.00 Permits pursuant to the Clean Air Act of 1976 (42 U.S.C. 1857).

DEPARTMENT OF INTERIOR

Fish and Wildlife Services

- 1.00 Endangered species permits pursuant to the Endangered Species Act (16 U.S.C. 153 (a)).

Mineral Management Service

- 2.00 Permits to drill, rights of use and easements for construction and maintenance of pipelines, gathering and flow lines and associated structures pursuant to 43 U.S.C. 1334, exploration and development plans, and any other permits or authorizations granted for activities described in detail in OCS exploration, development, and production plans.
- 3.00 Permits required for pipelines crossing federal lands, including OCS lands, and associated activities pursuant to the OCS Lands Act (43 U.S.C. 1334) and 43 U.S.C. 931(c) and 20 U.S.C. 185.

INTERSTATE COMMERCE COMMISSION

- 1.00 Authority to abandon railway lines (to the extent that the abandonment involves removal of trackage and disposition of right-of-way); authority to construct railroads; authority to construction coal slurry pipelines.

NUCLEAR REGULATORY COMMISSION

- 1.00 Licensing and certification of the siting, construction and operation of nuclear power plans pursuant to Atomic Energy Act of 1954, Title II of the Energy Reorganization Act of 1974 and the National Environmental Policy Act of 1969.

DEPARTMENT OF TRANSPORTATION

Coast Guard

- 1.00 Construction or modification of bridges, causeways or pipelines over navigable waters pursuant to 49 U.S.C. 1455.
- 2.00 Permits for Deepwater Ports pursuant to the Deepwater Ports Act of 1974 (33 U.S.C. 1501).

Federal Aviation Administration

- 3.00 Permits and licenses for construction, operation or alteration of airports.

FEDERAL ASSISTANCE

DEPARTMENT OF AGRICULTURE

- 10.068 Rural Clean Water Program
- 10.409 Irrigation, Drainage, and Other Soil and Water Conservation Loans
- 10.410 Low to Moderate Income Housing Loans
- 10.411 Rural Housing Site Loans
- 10.413 Recreation Facility Loans
- 10.414 Resource Conservation and Development Loans
- 10.415 Rural Renting Housing Loans
- 10.416 Soil and Water Loans
- 10.418 Water and Waste Disposal Systems for Rural Communities

- 10.422 Business and Industrial Loans
- 10.424 Industrial Development Grants
- 10.426 Area Development Assistance Planning Grants
- 10.429 Above Moderate Income Housing Loans
- 10.430 Energy Impacted Area Development Assistance Program
- 10.901 Resource Conservation and Development
- 10.902 Soil and Water Conservation
- 10.904 Watershed Protection and Flood Prevention
- 10.906 River Basin Surveys and Investigations

DEPARTMENT OF COMMERCE

- 11.300 Economic Development – Grants and Loans for Public Works and Development Facilities
- 11.301 Economic Development – Business Development Assistance
- 11.302 Economic Development – Support for Planning Organizations
- 11.304 Economic Development – State and Local Economic Developing Planning
- 11.305 Economic Development – State and Local Economic Developing Planning
- 11.307 Special Economic Development and Adjustment Assistance Program – Long Term Economic Deterioration
- 11.308 Grants to States for Supplemental and Basic Funding of Titles I, II, III, IV, and V Activities
- 11.405 Anadromous and Great Lakes Fisheries Conservation
- 11.407 Commercial Fisheries Research and Development
- 11.417 Sea Grant Support
- 11.427 Fisheries Development and Utilization – Research and Demonstration Grants and Cooperative Agreements Program
- 11.501 Development and Promotion of Ports and Intermodel Transportation
- 11.509 Development and Promotion of Domestic Waterborne Transport Systems

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

- 14.112 Mortgage Insurance – Construction of Substantial Rehabilitation of Condominium Projects
- 14.115 Mortgage Insurance – Development of Sales Type Cooperative Projects
- 14.117 Mortgage Insurance – Homes
- 14.124 Mortgage Insurance – Investor Sponsored Cooperative Housing
- 14.125 Mortgage Insurance – Land Development and New Communities
- 14.126 Mortgage Insurance – Management Type Cooperative Projects
- 14.127 Mortgage Insurance – Mobile Home Park
- 14.218 Community Development Block Grants/Entitlement Grants
- 14.219 Community Development Block Grants/Small Cities Program
- 14.221 Urban Development Action Grants
- 14.223 Indian Community Development Block Grant Program.

DEPARTMENT OF INTERIOR

- 15.400 Outdoor Recreation – Acquisition, Development and Planning
- 15.402 Outdoor Recreation – Technical Assistance
- 15.403 Disposal of Federal Surplus Real Property for Parks, Recreation, and Historic Monuments
- 15.411 Historic Preservation Grants-in-Aid
- 15.417 Urban Park and Recreation Recovery Program
- 15.600 Anadromous Fish Conservation
- 15.605 Fish Restoration
- 15.611 Wildlife Restoration
- 15.613 Marine Mammal Grant Program
- 15.802 Minerals Discovery Loan Program
- 15.950 National Water Research and Development Program
- 15.951 Water Resources Research and Technology – Assistance to State Institutes
- 15.952 Water Research and Technology – Matching Funds to State Institutes

DEPARTMENT OF TRANSPORTATION

- 20.102 Airport Development Aid Program
- 20.103 Airport Planning Grant Program
- 20.205 Highway Research, Planning, and Construction
- 20.309 Railroad Rehabilitation and Improvement – Guarantee of Obligations
- 20.310 Railroad Rehabilitation and Improvement – Redeemable Preference Shares
- 20.506 Urban Mass Transportation Demonstration Grants
- 20.509 Public Transportation for Rural and Small Urban Areas

GENERAL SERVICES ADMINISTRATION

- 39.002 Disposal of Federal Surplus Real Property

COMMUNITY SERVICES ADMINISTRATION

- 49.002 Community Action
- 49.011 Community Economic Development
- 49.013 State Economic Opportunity Offices
- 49.017 Rural Development Loan Fund
- 49.018 Housing and Community Development (Rural Housing)

SMALL BUSINESS ADMINISTRATION

- 59.012 Small Business Loans
- 59.013 State and Local Development Company Loans
- 59.024 Water Pollution Control Loans
- 59.025 Air Pollution Control Loans
- 59.031 Small Business Pollution Control Financing Guarantee

ENVIRONMENTAL PROTECTION AGENCY

- 66.001 Air Pollution Control Program Grants
- 66.418 Construction Grants for Wastewater Treatment Works
- 66.426 Water Pollution Control – State and Area-wide Water Quality Management Planning Agency
- 66.451 Solid and Hazardous Waste Management Program Support Grants
- 66.452 Solid Waste Management Demonstration Grants
- 66.600 Environmental Protection Consolidated Grants Program Support Comprehensive Environmental Response, Compensation and Liability (Super Fund)

6.3 State And Federal Actions And Programs Necessary To Further The Lwrp/Hamp

6.3.1 State Agencies

DEPARTMENT OF ECONOMIC DEVELOPMENT

- 1) Any action or provision of funds for the development or promotion of tourism related activities or development.

DEPARTMENT OF ENVIRONMENTAL CONSERVATION

- 1) Planning, development, construction, major renovation, or expansion of facilities in waterfront, including recreational improvement projects.
- 2) Advance assistance under the Small Communities and Rural Wastewater Treatment Grant Program and a subsequent construction grant subsidy.
- 3) Review of actions within National Register Districts pursuant to SEQR.

OFFICE OF PARKS, RECREATION AND HISTORIC PRESERVATION

- 1) Planning, development, construction, major renovation or expansion of recreational facilities or the provision of funding for such facilities.
- 2) Provision of funding for State and local activities from the Land and Water Conservation Fund.
- 3) Planning, development, implementation or the provision of funding for recreational services programs.
- 4) Certification of properties within the National Register Districts.
- 5) Provision of funding for State and local historic preservation activities.
- 6) Review of Type I actions within the National Historic Districts.

DEPARTMENT OF STATE

- 1) Provision of funding for the implementation of an approved LWRP/HAMP.
- 2) Provision of funding under the Community Services Block Grant program.

COUNCIL ON THE ARTS

Assistance from the Architecture and Environmental Arts program for a harbor-front plan.

DEPARTMENT OF TRANSPORTATION

Assistance for street repairs through the Consolidated Highway Improvements Program.

6.3.2 Federal Agencies

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Office of the Assistant Secretary for Community Planning and Development

- 1) Funding under the Urban Development Action Grant Program for Core area and Madison Barracks projects.
- 2) Funding under the Community Development Block Grant Program for improvements in the waterfront.

DEPARTMENT OF DEFENSE

Army Corps of Engineers

- 1) Review of any proposed action within a National Register District pursuant to NEPA.
- 2) Authorization of dredging and erosion control structures to maintain navigation and repair deteriorated bulkheads.

DEPARTMENT OF THE INTERIOR

National Park Service

- 1) Provision of funding under the Land and Water Conservation Fund Program.
- 2) Review of federal actions within the National Register Districts pursuant to NEPA.

DEPARTMENT OF THE TREASURY

- 1) Continuation of Incentives for Qualified Building Rehabilitation.
- 2) Provision of appropriate tax-exempt status for non-profit agencies active in the coastal area.

ECONOMIC DEVELOPMENT ADMINISTRATION

Assistance under the Public Works and Economic Development Act for street improvements.

DEPARTMENT OF TRANSPORTATION

United States Coast Guard

Maintenance/rehabilitation of facilities.

7.0 Consultation With Other Affected Agencies

7.1 Local Consultation

Local consultation has involved the cooperation with other Village groups whose actions or functions may be affected by the LWRP/HAMP. Many of the members of the LWRP/HAMP Advisory Committee also belong to other community organizations and local boards bringing a unique and complete knowledge and perspective of life in Sackets Harbor. Open communication with these local groups has been made by committee members throughout the development of the LWRP/HAMP.

The community's "Visioning Plan" was developed through numerous vision sessions sponsored by the Sackets Harbor Area Cultural Preservation Foundation. That document set the stage for community involvement toward revising the Heritage Area and LWRP/HAMP plans.

The Village also held public hearings on issues and projects included in the LWRP/HAMP. Discussion at these meetings has focused on future settlement patterns and the desire to protect open space in the Village. The Village intends to hold a final public hearing prior to the approval of the LWRP/HAMP.

7.2 Regional Consultation

The Jefferson County Planning Department has been consulted and will participate in the review of the draft LWRP/HAMP.

7.3 State Agency Consultation

7.3.1 Department of Environmental Conservation

Several contacts were made to gather data concerning wetlands and biological resources.

7.3.2 Department of State

Consultation with the Department of State (DOS) took place during the preparation of the LWRP/HAMP. The DOS also provided assistance regarding methods of implementation and legal and programmatic concerns.

The LWRP/HAMP is to be reviewed and declared complete by the Village Board and forwarded to the DOS. The DOS will initiate a 60-day review of the Draft LWRP/HAMP pursuant to the Waterfront Revitalization of Coastal Areas and Inland Waterways Act and the State Environmental Review Act. Copies of the Draft LWRP/HAMP will be distributed to all potentially affected state agencies and Jefferson County. Comments received on the document will be reviewed by the Village and DOS, and changes made to the LWRP/HAMP.

8.0 Local Commitment

The Village was active in achieving agreement and acceptance of updated policies, programs and projects related to the Local Waterfront Revitalization Area by the Village Planning Board and Village Board.

The Village recognizes that the stability and vitality of the downtown business district and the importance of maintaining control of land use are crucial to protecting the essential character of the Village. There are real pressures for continuing development in the community throughout the Village. While development is viewed as a positive force, the Village wishes to ensure that new development is in the collective best interest. Through the LWRP/HAMP process the Village is defining its goals and objectives for the future.

The Village's objective is also to ensure that the vision articulated in the LWRP/HAMP is one that genuinely reflects the collective will of the community. To that end, the LWRP/HAMP Advisory Committee has endeavored to keep the public involved and apprised of the status and progress of its work. It has tried hard to survey the views of the community with respect to the issues at stake and to incorporate those views in its LWRP/HAMP policies and recommendations. With the assistance of the Village, the Committee's efforts to gather information from local residents and survey public views included sponsoring two public meetings and a questionnaire.

The following steps have been undertaken to achieve local commitment:

1. The Advisory Committee has contacted groups and individuals concerned with the Village and its waterfront and invited input concerning their interests and information that they may possess.
2. Consultants to the Village have prepared and submitted to the Advisory Committee for review and comment, background material and drafts of planning policy documents, including analyses, and plans for uses and specific projects within the Local Waterfront Revitalization Area.
3. The Advisory Committee has conducted two public meetings to date (May 19, 2005 and August 23, 2005) to solicit public input.
4. The LWRP/HAMP Advisory Committee will continue to make recommendations to the Village Board regarding development policies and revitalization projects.
5. The Village Board, upon recommendation of the LWRP/HAMP Advisory Committee, intends to approve a set of policies and plans relating to the updated Sackets Harbor LWRP/HAMP. These policies and plans will serve as a basis for:

- a. Submission of a draft LWRP/HAMP (initial and updated versions), a draft Generic Environmental Impact Statement (GEIS) and a final GEIS to the State;
 - b. Adoption of additional land use regulations;
 - c. Initiation of public and joint public/private projects;
 - d. Coordination of local, state, and federal participation in the implementation of the LWRP/HAMP, particularly in terms of assuring consistency with the LWRP/HAMP;
 - e. Adoption of a final LWRP/HAMP.
6. The Village Board's adoption of the final LWRP/HAMP following a final public hearing on the updated draft LWRP/HAMP and the associated draft Generic EIS.